



# COMPREHENSIVE MAINTENANCE PLAN FOR ESTACADA DISTRICT FACILITIES

SEPTEMBER, 2016

# ESTACADA BOARD OF DIRECTORS

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# INTRODUCTION AND PURPOSE

## SECTION I

## **I INTRODUCTION**

Estacada School District has established an inventory of facilities and contents that if we had to replace would cost over \$500,000 million. Our buildings have over 448,300 square feet of floor space. These facilities are the heart of the school district and the soul of the community.

It is the responsibility of the District to provide properly maintained and furnished educational environments. This can only be accomplished through efficient, timely and economical maintenance of our facilities and grounds.

This report provides an overview of the scheduled maintenance of all buildings; the scheduled capital projects of all buildings; identifies objectives of the maintenance and operations department and provides the current fiscal year budget.

In the sections that follow, elaboration and details are provided that illustrate the long range planning for school maintenance for Estacada School District. We continue to strive for improvement to the procedures and practices stated within the plan.

## **II PURPOSE OF THE PLAN**

This comprehensive maintenance plan is established to help identify, improve and develop the plant maintenance program of Estacada School District. Educational programs and services must be delivered in a safe and healthy

environment. The district strives to ensure that the proper environment is provided while managing the efficient use of all resources.

### **III PRIMARY OBJECTIVE OF THE MAINTENANCE PLAN**

The overall objective of the maintenance program is to maintain, throughout its expected useful life, the interior and exterior of school buildings, the grounds including parking areas, and all fixed and moveable equipment through preventive maintenance and repairs, Further, this objective is specifically intended to provide:

1. Buildings and their components which function safely and at top efficiency
2. Facilities and equipment which greatly minimize the possibility of fires, accidents and safety hazards
3. Continuous use of facilities without disruptions to the educational programs
4. Protection of district property through proper planning, scheduling and preventive maintenance
5. Provide quality management of maintenance projects and tasks
6. Conservation of energy through utilization of the latest technology and energy conservation measures
7. Insure a quality maintenance program through effective management and efficient utilization of resources

### **IV LEVELS OF MAINTENANCE AND RELATED COST FACTORS**

There are a variety of factors associated with the desired level of school building maintenance which relate directly to the available resources. These include: Age of facility, age of equipment, available manpower, current level of funding, and facility use beyond that of the regular school day. In order to assess the impact of required school building maintenance efforts, the following factors are presented:

## 1. BUILDING USE

School buildings/fields may require various levels of maintenance due to varied use of facilities. The maintenance effort and cost for school facilities can often be traced to the extent of the facilities use, the type of facility use, effective Administration of the Department, and community user respect. This is essentially true of the school facilities in Estacada that have extensive community use patterns.

## 2. BUILDING AND EQUIPMENT DESIGN

Another major factor that influences equipment and building maintenance is the design of the school facility. Facility designers have the opportunity to conserve district funds by incorporating design characteristics consistent with maintenance efficiency and longevity. During the design process, materials and equipment selected should demonstrate characteristics of:

- Design simplicity and equipment accessibility as related to performing repairs and preventative maintenance
- Quality and maintainability
- Ease of component replacement and repair parts availability
- Maximum energy efficiency of all mechanical/electrical systems

## 3. BUILDING CODES

Various federal, state, and city codes (Building, Safety, Fire, Health, ASHRAE, ADA and indoor air quality) change from time to time. These standards must be adhered to in order to insure a safe, accessible and healthy building environment for students, employees and the public. Maintaining compliance with these code modification is certainly a cost factor that must be considered in addition to regular building maintenance.

#### 4. ADVANCES IN TECHNOLOGY

New technology and energy savings measures related to building equipment and components needs to be carefully considered and incorporated into the building maintenance program in order to insure a more cost effective level of maintenance. These new technological advances may require the development of revised maintenance and operations procedures and may reduce operating costs. While such advances may show a first time or one-time increase in the maintenance budget, they may be significant long-term decrease in the plant operations budget or increase in life.

#### 5. CONDITION OF EXISTING SCHOOL BUILDINGS

The condition of existing school facilities need to be considered as well as frequency of use of facilities beyond the normal school day when evaluating the overall maintenance effort. These factors create a significant impact to the plant maintenance program to provide adequate funding, staffing and effective building maintenance.

#### 6. OPERATIONAL CONSIDERATIONS (PREVENTIVE MAINTENANCE)

The custodial component in the individual schools is an important consideration in assessing overall maintenance levels and determining costs associated with building maintenance. An effective building operation function should complement the centralized plant management program.

In summary, all of the above-mentioned factors have a direct impact on establishing a cost-effective plant maintenance program that meets the requirements of today's educational environment.



## V GENERAL MAINTENANCE METHODS

There are several methods for performing required building and equipment maintenance that are proving to be cost-effective and are presently being utilized at Estacada School District.

1. Utilization of a centralized maintenance in-house workforce
2. Effective use of district personnel to perform preventative maintenance
3. Utilization of outside contractors and service agreements as needed

A full-time district maintenance workforce provides the following services:

- Emergency response to power failure
- Monitoring energy management with computerized systems
- Interior and exterior painting
- Carpentry, electrical\*, plumbing\*, HVAC service and minor roof repairs
- Grounds maintenance, mowing, landscaping, etc.
- Minor building repairs
- Vandalism repairs
- Maintenance and security systems\*\*
- Hardware maintenance and repairs
- Utilize a computerized work order system

\*The District does not currently have employees who are licensed electricians or plumbers

\*\*Current security systems are proprietary and repairs are contracted with certified repair shops

Estacada has almost tripled its maintenance/grounds department since 2014. We employ a licensed HVAC mechanic (who serves as a working supervisor), a general carpenter, a full time general grounds/landscape person and a .5 athletic grounds person. The 1.5 grounds men are re-deployed to maintenance for a portion of their day during the winter. Two employees can perform basic electrical and plumbing repairs but the district does not employ a licensed electrician or a licensed plumber. The importance of having trained personnel who are highly capable and readily available constitutes many advantages regarding timely response and maintaining facilities in a safe and ready condition for student use.

The contracted services component relates to the following areas:

- Kitchen fire hoods, services and inspection
- Elevator maintenance and inspection
- Energy management control service
- Fire sprinkler systems maintenance and inspection
- Roof inspection
- Fire Extinguisher inspection and service
- Fire and security monitoring
- Asbestos inspection
- Major plumbing repairs
- Major electrical repairs
- Well inspections
- Water quality testing
- Septic drainage and inspection

## FACILITY INFORMATION MANAGEMENT SYSTEMS

Automated processes are essential to the operation of the maintenance program at Estacada School District. The District has invested in various systems that are used for a variety of activities all intended to assist managing the daily operation and maintenance of the schools.

Estacada School District utilizes the following products:

School Dude: Facilities use system

Group Link Help Desk: Work order system

Symmetry: Automated HVAC control system

Under consideration: Card Key Lock System

## WORK ORDER REQUESTS

All work order requests are routed to the maintenance supervisor. He then assigns the work order to the appropriate person including custodial staff. He also determines the priority of the work orders. The supervisor is also responsible for closing all work orders completed by staff.

## PRIORITIZATION METHODOLOGY

The supervisor of maintenance is responsible for prioritizing all work submitted to the Maintenance Department with regards to maintenance work. The supervisor meets with the Superintendent/Executive Director Administrative Services weekly to review status of work orders, outside contracts and capital projects. Work is prioritized as follows:

- Emergency: Work requested is intended to protect the life, health and safety of students and staff.
- High: work requested is intended to insure the functioning of school
- Medium: Work requested is not an emergency or high priority or cosmetic in nature. Most work requests fall in this category
- Low: work request is cosmetic in nature

## **VI MAINTENANCE AND OPERATIONS ORGANIZATION**

Efficient school building maintenance requires an effective organizational structure. The following is an overview of the basic responsibilities of the Maintenance Department and the Custodial Department.

### **MAINTENANCE DEPARTMENT**

The Maintenance Department has the prime responsibility for building/equipment maintenance. The Maintenance Department personnel are also responsible for grounds maintenance, landscaping and improvements to athletic fields.

### **CUSTODIAL DEPARTMENT**

The Custodial Department provides assistance and service to school on a daily basis to perform custodial duties and minor preventative maintenance to the building and equipment. Typically, these services are primarily dedicated to the cleaning and limited maintenance to promote a healthy and safe learning environment. However, the custodial personnel assigned to each school also are capable of providing an invaluable service in detecting equipment malfunctions and building deterioration before each becomes a major problem.

**ESTACADA SCHOOL DISTRICT  
PREVENTIVE MAINTENANCE  
PROGRAM AND SCHEDULING  
CHARTS**

**SECTION II**

## PREVENTIVE MAINTENANCE PROGRAM

Preventive maintenance (P M) generally refers to routine inspections, adjustments, lubrication and cleaning of fixed and movable equipment, machinery and appliances utilized in the daily operation of a facility. Performing regular routine preventative maintenance keeps equipment in good running order, reducing the possibility of equipment failure thus insuring and extending expected equipment life. Through regular preventative maintenance, potential problems can be detected early, reducing downtime and preventing more expensive repairs.

The performance of routine preventative maintenance in each facility is the responsibility of the maintenance department. The follow documents are designed to give technicians the guidance necessary to perform basic routine P.M. checks and tasks.

It is the responsibility of the individual technician to see that these PM tasks are performed and properly recorded. AS with other assignments, the Supervisor may delegate some of the tasks to custodial employees to ensure that tasks are completed.

Problems found during P.M. inspections should be noted in the technician's comment section and a work order created to ensure the necessary repair is made.



# Maintenance Technician's Monthly Inspection Report

School: \_\_\_\_\_

## I. Preventive Maintenance Checklist for Building Exterior Inspection

(Check indicates completed inspection) Date of Inspection: \_\_\_\_\_

Frequency	Item	Work Order Number	Date
Monthly	Surface pipe, general appearance and/or odor		
Monthly	Foundation		
Monthly	Awnings/sheds		
Monthly	Area and exterior lights		

## II. Preventive Maintenance Checklist for Building Interior Inspection

(Check indicates completed inspection) Date of Inspection: \_\_\_\_\_

Frequency	Item	Work Order Number	Date
Monthly	Valves, flush valves, traps, hazards, vacuum breakers		
Monthly	Fire extinguishers – tag dials or meters		
Monthly	Fire/security alarms – all sensors and/or alarm parts		
Monthly	Interior lighting, emergency lighting		
Monthly	General appearance of building		











# Roof Inspection Checklist

<b>Roof Type:</b>		<b>School:</b>		
<b>Date Roof Installed:</b>				
<b>Date of Roof Inspection:</b>		<b>Inspected By:</b>		
<b>ITEM:</b>	<b>WHERE TO LOOK:</b>	<b>WHAT TO LOOK FOR:</b>	<b>Conditions Observed/Notes:</b>	<b>Actions Recommended:</b>
Roof Traffic	Roof Access Points Walkways Mechanical Units	Membrane Cuts and Punctures Crushed Roof Insulation Trash & Sharp Objects		
Contaminants	Mechanical Units Kitchen Exhausts	Oil Spills Cooking Fats & Grease		
Drainage	Mid-Span of Beams & Joists Large Rooftop Units Roof Drains Wall Scuppers Gutters & Downspouts	Accumulated Debris Visible Deflection Discoloration of Curbs & Walls Loose Sheet Metal Cracked Caulking		
Wind Storm Damage	Roof Perimeter Roof Membrane Surface	Loose Perimeter Sheet Metal Loose Areas of Roof Membrane Buckled Insulation Displaced Roof Ballast		

Moisture Infiltration	Adjoining Walls & Parapets Large Rooftop Units Skylights	"Soft" Roof Insulation Discoloration of Walls Loose Sheet Metal Flashings Missing Weather Seals Cracked or Sunken Caulk		
Roof Membrane Seals	T-Joints Angle Changes	Edge Cavitation or Curling Entrapped Moisture		
Conditions Observed:			Actions Recommended:	

**ESTACADA SCHOOL DISTRICT  
FACILITIES INVENTORY AND  
DEFERRED MAINTENANCE  
PROGRAM**

**SECTION III**



# Facilities Maintenance Plan

The following plan represents items identified in the facilities Assessment and Master Plan and presented to the Estacada School District Board of Directors in January, 2016. It does not include those annual/quarterly tasks such as changing air filters, etc., that are performed as routine preventative maintenance.





## Facilities Maintenance Plan

**These are the Items that were listed in the Facilities Assessment that have already been completed**

<u>Item Description</u>	<u>Building</u>	<u>Approximate Date</u>
Install compliant signage	BUS	Completed
Replace the HW tempering valves or add check valves to prevent hot water bleeding into the cold	CRE	Completed
Perform detail analysis of heating water piping and correct leaking	CRE	Completed
Investigate electrical grounding system and make corrections	CRE	Completed
Repair leaks in domestic water system	CRE	Completed
Reinstall and reprogram automatic lighting controls	CRE	Completed
Repair Leaking downspots	CRE	Completed
Area 1B: Reinstall overflow devices	DIS	Completed
Remove mature trees located close to building	DIS	Completed
Remodel reception area, conference room and central portion of office space3	DIS	Completed
Remodel both men's and women's restroom	DIS	Completed
Install compliant signage	DIS	Completed
Provide new landscaping at building perimeter	DIS	Completed
Replace 5 windows	EMS	Completed
Conduct thermal scan of building	EMS	Completed
Replace library ceiling	EMS	Completed
Repair leak in north water heater piping connection	EMS	Completed
Repair boiler leak on south boiler	EMS	Completed
Install filters in classroom unit ventilators	EMS	Completed
Repair leaks in fire protection vault	EMS	Completed

Replace all wall mounted exterior luminaries with new LED type wall packs	EMS	Completed
Replace walk in cooler	EMS	Completed
Replace 500 SF acoustic ceiling tiles	EMS	Completed
Disassemble north boiler jacket and make repairs as needed	EMS	Completed
Adjust chemical treatment in heating water loop	EMS	Completed
Repair or replace the fuel oil controller	RME	Completed
Service Canopy hood	RME	Completed
Replace warewasher	RME	Completed
Provide new hot wells	RME	Completed
Replace main entry fascia	RME	Completed
Replace 500 SF of ceiling tiles	RME	Completed
Repaint all interior walls	RME	Completed
Replace toilet room ceilings	RME	Completed
Resurface hard play area and restripe	RME	Completed
Install compliant signage throughout	RME	Completed

Indicates that these items were placed on the bond project list

## Facilities Maintenance Plan

### Maintenance Items to be done in 2017 - 2018 If Bond Measure is Unsuccessful - All Contingent upon funding

<u>Item Description</u>	<u>Building</u>	<u>Approximate Date</u>	<u>Total Cost (Estimates with Cost Escalator/Soft Costs)</u>
Replace 200 SF ceiling tiles	CRE	2016	\$ 1,700
Repair the rod brace at east wall	BUS	2017	\$ 2,762
Add fire dampers to hazardous materials storage	BUS	2017	\$ 3,684
Install site sign	BUS	2017	\$ 3,684
Repair Valley and damage on roof	CRE	2017	\$ 218,400
Investigate issues with kitchen make-up air unit and repair as necessary	CRE	2017	\$ 6,440
Work on sprinklers	CRE	2017	\$ 11,405
Repair/Replace control for emergency generator panel	CRE	2017	\$ 1,932
Replace 250 SF wainscoting	CRE	2017	\$ 1,792
Remove excess wiring and properly dress remaining wiring	CRE	2017	\$ 1,738
Area 1A: Replace Roofing	DIS	2017	\$ 66,976
Replace hardware at 14 single doors and 2 pairs of doors	DIS	2017	\$ 26,154
Replace exterior lighting	DIS	2017	\$ 5,023
Provide new time clock for exterior lighting control	DIS	2017	\$ 2,344

## Maintenance Items to be done in 2017 - 2018 If Bond Measure is Unsuccessful – All Contingent upon funding

<u>Item Description</u>	<u>Building</u>	<u>Approximate Date</u>	<u>Total Cost (Estimates with Cost Escalator/Soft Costs)</u>	
Replace switches in offices with sensor switches and ad ceiling mounted vacancy sensors	DIS	2017	\$ 18,292	
Install new site sign	DIS	2017	\$ 5,728	
Provide new curb at select location	DIS	2017	\$ 2,753	
Repair/replace brick and mortar	EHS	2017	\$ 3,360	
Replace exterior door and hardware	EHS	2017	\$ 227,283	
Remove failed fuel-oil burners	EHS	2017	\$ 14,554	
Replace missing acrylic lenses for selected fixtures	EHS	2017	\$ 4,186	
Replace galvanized piping	EHS	2017	\$ 167,440	
Repair leaks in water piping	EHS	2017	\$ 50,232	
Remove chimney or reduce chimney height	EMS	2017	\$ 9,209	
Replace electrical panel 'LS1'	EMS	2017	\$ 5,152	
Replace flooring on all interior ramps	EMS	2017	\$ 21,472	
Install (25) corner guards	EMS	2017	\$ 16,505	
Replace bike rack	EMS	2017	\$ 5,312	
Repaint exterior doors	RME	2017	\$ 6,729	
Provide new food guard	RME	2017	\$ 7,084	
Add window coverings to interior glazing	RME	2017	\$ 2,550	
Remove entry tile and replace with walk off mat	CRE	2018	\$ 10,881	
Investigate the fuel-oil control panel and make necessary repairs	CRE	2018	\$ 2,576	
				\$ 921,877

## Maintenance Items to be done in 2017 - 2018 If Bond Measure is Unsuccessful – All Contingent upon funding

<u>Item Description</u>	<u>Building</u>	<u>Approximate Date</u>	<u>Total Cost (Estimates with Cost Escalator/Soft Costs)</u>	
Area 8 - Install counter-flashing under window	CRE	2018	\$	2,260
Paint Curbs	CRE	2018	\$	1,771
Resurface parking area and restripe	DIS	2018	\$	15,955
Conduct detailed analysis of structural system	ECE	2018	\$	22,102
Repaint all wood siding	EHS	2018	\$	11,051
Replace carpeting in (3) classrooms	EMS	2018	\$	8,501
Repair parking lot	EMS	2018	\$	3,684
Add window coverings to interior glazing	EMS	2018	\$	2,550
Conduct detailed analysis of structural system	RME	2018	\$	22,102
Replace kitchen ceilings	RME	2018	\$	11,334
Provide new vegetable/fruit bar	RME	2018	\$	4,958
Install additional fencing with gate	RME	2018	\$	6,446
Replace door/frame assembly	RME	2018	\$	9,918
Replace flooring in multi purpose room	RME	2018	\$	60,315
Provide dimming ballasts for all interior lighting	RME	2018	\$	2,576
			\$	198,979

Indicates that these items were placed on the bond project list

## Facilities Maintenance Plan

### Maintenance Items to be done 2018 and beyond If Bond Measure is Unsuccessful - All Contingent upon funding

<u>Item Description</u>	<u>Building</u>	<u>Approximate Date</u>	<u>Total Cost (Estimates with Cost Escalator/Soft Costs)</u>	
Remedy lighting ballast issues	CRE	2019	\$ 25,116	
Replace (3) windows at Media Center	EHS	2019	\$ 18,787	
Middle School Roof Repairs/Replacement	EMS	2019	\$ 1,432,617	
Repaint all walls in gymnasium	EMS	2019	\$ 12,963	
Install ceilings in select classrooms	EMS	2019	\$ 20,359	
Replace plumbing fixtures that can no longer be serviced	RME	2019	\$ 12,880	
				\$ 1,522,722
Replace all existing leader heads	CRE	2020	\$ 15,907	
Install deeper condensation traps to air handling units	CRE	2020	\$ 2,512	
Replace branch panel board	DIS	2020	\$ 10,046	
Repair/Replace roofing - all areas	EHS	2020	\$ 458,640	
Replace flooring in Old Gymnasium	EHS	2020	\$ 130,348	
Resurface parking areas and restripe	EMS	2020	\$ 17,128	
Replace domestic galvanized water piping	RME	2020	\$ 167,440	

## Maintenance Items to be done 2018 and beyond If Bond Measure is Unsuccessful - All Contingent upon funding

<u>Item Description</u>	<u>Building</u>	<u>Approximate Date</u>	<u>Total Cost (Estimates with Cost Escalator/Soft Costs)</u>	
Replace components that can no longer be services	RME	2020	\$ 3,864	
Remediate ponding issues by cutting holes in curbs	CRE	2021	\$ 1,904	\$ 805,886
Replace electrical distribution system for High School	EHS	2021	\$ 336,972	
Replace carpeting in hallways with alternate flooring	EMS	2021	\$ 48,298	
Replace flooring in cafeteria	EMS	2021	\$ 13,998	\$ 401,172
Clean brick wall and apply sealer	CRE	2025	\$ 2,125	
Install walk-off mat at exterior door locations	CRE	2025	\$ 6,108	
Replace carpeting in 6 classrooms	CRE	2025	\$ 45,904	
Replace all VCT flooring	CRE	2025	\$ 44,629	
Insulate supply ductwork	CRE	2025	\$ 7,728	
Provide additional airflow or cooling to electrical room	CRE	2025	\$ 2,344	
Replace carpeting throughout building	DIS	2025	\$ 36,837	



## Maintenance Items to be done 2018 and beyond If Bond Measure is Unsuccessful - All Contingent upon funding

<u>Item Description</u>	<u>Building</u>	<u>Approximate Date</u>	<u>Total Cost (Estimates with Cost Escalator/Soft Costs)</u>		
Replace cabinets in work room and add island	DIS	2025	\$ 19,657		
Test fuel oil controller and make repairs	EHS	2025	\$ 3,684		
Replace water heater	EHS	2025	\$ 8,372		
Repair wall	EMS	2025	\$ 2,834		
<b>Restore/Repair Roof Area</b>	<b>RME</b>	<b>2025</b>	<b>\$ 264,555</b>		
Resurface parking lot and restripe stalls	RME	2025	\$ 179,321		
Replace curbs	RME	2025	\$ 51,663		
Add curbs in main parking lot	RME	2025	\$ 4,604	\$	680,365
Paint Concrete Wall	CRE	2030	\$ 1,792		
Replace hallway flooring	RME	2030	\$ 15,868		
Replace kitchen flooring	RME	2030	\$ 19,835		
Replace flooring in addition hallway	RME	2030	\$ 4,958		
Install wainscoting in multi-use room	RME	2030	\$ 5,879		
Repaint gymnasium wall	RME	2030	\$ 12,394	\$	60,726
Remove Asbestos tile in select areas and replace with new flooring	EHS	2018-2021	\$ 209,048		
Replace ceiling tiles throughout the facility	EHS	2018-2021	\$ 230,230		
Replace all flooring in hallways	EHS	2018-2021	\$ 82,514		

**Maintenance Items to be done 2018 and beyond If Bond Measure is Unsuccessful - All Contingent upon funding**

<u>Item Description</u>	<u>Building</u>	<u>Approximate Date</u>	<u>Total Cost (Estimates with Cost Escalator/Soft Costs)</u>
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Remove all window coverings and replace with new blinds

EHS

2018-2021

\$

71,832

\$

593,624

Indicates that these items were placed on the bond project list

## Facilities Maintenance Plan

### Maintenance Items for which there is no foreseeable funding if Bond Measure is Unsuccessful

Item Description	Building	Total Cost
Area 2: Restore metal panel surface	BUS	\$36,837
Area 3: Recoat panels	BUS	\$3,684
Provide bus wash system	BUS	\$41,860
Provide hazardous materials room updated code	BUS	\$2,762
Add ventilation to hazardous materials storage	BUS	\$9,209
Install perimeter fencing and gates	BUS	\$71,832
Pave all parking areas and stripe for both bus and staff parking	BUS	\$157,781
Add sidewalk at main entrance/renovate bathrooms	BUS	\$52,279
Enclose main entry to provide vestibule	CRE	\$33,596
Kitchen Improvements	CRE	\$32,731
Area 13 Install cut in reglet	ECE	\$4,186
Area 14 Replace roofing	ECE	\$33,488
Install entry mat flooring at main entry	ECE	\$9,075
Replace kitchen ceilings	ECE	\$12,376

<u>Item Description</u>	<u>Building</u>	<u>Total Cost</u>
Replace toilet partitions and urinal screens	ECE	\$41,588
Perform detailed survey of heating water piping and make necessary repairs	ECE	\$20,093
Replace the entire power distribution system	ECE	\$167,440
Replace exterior lighting with new LED lighting	ECE	\$33,488
Provide new photo cell/time clock for new exterior lighting	ECE	\$16,744
Add desired equipment to emergency generator	ECE	\$20,930
Kitchen upgrades	ECE	\$104,982
Repaint exterior doors	ECE	\$4,696
Clean and inspect roofing	ECE	\$11,047
Area 5B Restore roof area	ECE	\$66,976
Area 6 Restore roof area	ECE	\$142,324
Area 12 Re-coat aluminum panels	ECE	\$8,372
Remove/Replace canopy soffit	ECE	\$11,051
Replace overhang	ECE	\$2,762
Replace wood overhang soffit	ECE	\$2,762
Install entry mat flooring at 6 locations	ECE	\$4,375
Replace hallway flooring	ECE	\$128,929
Replace flooring in multi purpose room	ECE	\$33,705
Replace kitchen flooring	ECE	\$21,659
Replace carpeting in 4 classrooms	ECE	\$34,478
Replace flooring in addition hallway	ECE	\$5,415
Replace hallway ceilings	ECE	\$2,210
Replace door hardware	ECE	\$64,464
Install acoustic wall panels in gymnasium	ECE	\$14,735
Replace galvanized domestic water piping	ECE	\$125,580
Repair/replace toilet room exhaust fans	ECE	\$3,349
Replace T12 lamped luminaires with T8 lamped luminaries	ECE	\$32,651
Install new wireless master clock system	ECE	\$50,232

<u>Item Description</u>	<u>Building</u>	<u>Total Cost</u>
Resurface and restripe parking lots	ECE	\$123,983
Clean and inspect roofing	ECE	\$12,790
<b>Area 3 Restore roof area</b>	<b>ECE</b>	<b>\$309,764</b>
Install compliant signage throughout	ECE	\$23,944
Repaint all interior walls	ECE	\$191,551
Replace classroom casework	ECE	\$207,869
Add window coverings to interior glazing	ECE	\$3,315
Provide dimming ballasts for interior lighting	ECE	\$8,372
Install vacancy/occupancy sensors and dimmed daylighting controls for interior lighting	ECE	\$10,046
<b>Kitchen upgrades</b>	<b>ECE</b>	<b>\$22,102</b>
Seismic Upgrades to High School per structural report	EHS	\$5,434,156
Stadium Safety Upgrades	EHS	\$223,496
Replace all classroom window wall systems	EHS	\$801,569
Replace ceiling in kitchen	EHS	\$30,794
Repair/replace non functioning mechanical equipment	EHS	\$25,116
High School kitchen upgrade	EHS	\$334,880
Media Center Renovation- Renovate area vacated by administrative relocation to accommodate centrally located and transparent media center. Include spaces for small group collaboration (Heavy Renovation)	EHS	\$2,962,960
Art/ Maker Space Renovation - Renovate area vacated by media center relocation to accommodate displaced Visual Arts program, create new Maker Space, and 3D Design Lab (Heavy Renovation)	EHS	\$2,734,368
Relocate Administration - Renovation to existing Art area. New construction to accommodate Admin. program. New secure vestibule and entrance canopy	EHS	\$3,196,648

<b><u>Item Description</u></b>	<b><u>Building</u></b>	<b><u>Total Cost</u></b>
CTE/Maker Space Addition - Addition to core campus to better integrate maker space and CTE with academic programs	EHS	\$4,204,200
Renovations to existing Greenhouse to create Forestry Lab and outdoor learning courtyard	EHS	\$611,520
Main pedestrian access and gathering area	EHS	\$509,600
Relocate entrance drive, bridge, drop-off and parking area	EHS	\$655,200
New East Parking Area	EHS	\$509,600
Wade Creek Education Area	EHS	\$323,873
Outdoor Learning courtyards	EHS	\$225,680
New Stadium/Grandstand	EHS	\$2,790,424
Track and Synthetic Turf Field	EHS	\$5,322,845
Varsity Baseball and Softball	EHS	\$3,865,319
Soft surface fitness/walking trail	EHS	\$84,448
Replace lockers in original locker rooms	EHS	\$142,742
Add lockers in kitchen area for staff	EHS	\$2,240
Reconfigure existing classroom wings to support student collaboration and create interdisciplinary learning neighborhoods including SPED (Light to medium renovation)	EHS	\$6,474,832
Provide sensors and switches at Stadium	EHS	\$7,702
Resurface tennis courts	EHS	\$62,623
Install perimeter drainage system at Buz Randall football field	EHS	\$133,952
Remodel music and performing arts areas	EHS	\$1,237,600
Renovations to existing Commons and Cafeteria includes new skylights, demolition of existing cafeteria walls. Minor renovation to existing eating and serving area	EHS	\$4,848,480
Provide vacancy sensors and dimming system at select interior lighting locations	EHS	\$83,720
Replace football field and provide full drainage system	EHS	\$1,381,380
Replace batting cage fencing	EHS	\$4,604

<b><u>Item Description</u></b>	<b><u>Building</u></b>	<b><u>Total Cost</u></b>
Replace those parts that were part of the original 1971 electrical distribution system	EMS	\$159,068
Provide a new lighting control system for exterior lighting	EMS	\$25,116
Replace older exit signs with LED type signs	EMS	\$5,026
Repair/replace non working cameras	EMS	\$12,365
Kitchen Upgrades	EMS	\$39,954
Replace carpeting in auditorium	EMS	\$12,561
Install acoustic wall panels in gymnasium	EMS	\$31,694
Remodel dressing room area	EMS	\$192,472
Install wireless clock system	EMS	\$58,604
Upgrade sound system	EMS	\$49,504
Repair auditorium seating	EMS	\$109,928
Remodel and expand cafeteria	EMS	\$283,643
Convert boilers to propane	EMS	\$117,208
Provide vacancy sensors at all code-required locations and daylight dimming system	EMS	\$50,232
Construct Auditorium support facility	EMS	\$3,460,766
Replace dead-off rigging	EMS	\$349,440
Replace three entrance doors	EMS	\$26,208
Construct entry vestibule and add door at office	RME	\$42,362
Perform detail analysis of heating water piping and make necessary repairs	RME	\$20,093
Replace entire power distribution system in Main building	RME	\$200,928
Kitchen Upgrades	RME	\$48,808
Install entry mat flooring	RME	\$10,752
Replace door hardware	RME	\$49,588
Replace toilet partitions and urinal screens	RME	\$33,266
Relocate toilet room accessories	RME	\$1,700

<b><u>Item Description</u></b>	<b><u>Building</u></b>	<b><u>Total Cost</u></b>
Install new wireless clock system	RME	\$50,232
Install additional drainage adjacent to hard play	RME	\$17,497
Replace classroom and storage room casework	RME	\$304,064
Install occupancy sensors and daylighting controls for both buildings	RME	\$82,883
		\$58,427,036

Items that will be subsumed into the High School reconstruction if the bond measure passes.

Items currently on the bond project list



**ESTACADA SCHOOL DISTRICT  
F/Y 16-17 APPROVED BUDGET FOR  
MAINTENANCE AND OPERATIONS**

**SECTION IV**

# 2016-2017 Maintenance and Operations Budget

Budget Code	Original Budget
2542 - Care & Upkeep of Buildings	1,044,102.38
2543 - Care & Upkeep of Grounds	116,129.93
2546 - Security Services	97,600.00
2549 - Electricity & Other Utilities	700,995.00
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	1,958,827.31
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# ESTACADA SCHOOL DISTRICT FACILITIES CONTACT INFORMATION

## SECTION V

## Facilities Contact Information

Clackamas River Elementary 503-630-8552  
Principal Amy Hudson

River Mill Elementary 503-630-8517  
Principal Jennifer Behrman

Estacada Middle School 503-630-8516  
Principal Kristin Turnquist

Estacada High School 503-630-8515  
Principal Ryan Carpenter

Transportation Department 503-630-8606  
Director Marcia Hahn

Estacada School District 503-630-6871  
Superintendent Marla Stephenson