

Knappa School District No. 4 • Knappa, Oregon 97103

Board of Directors' Regular Board Meeting

*The Knappa School District will Inspire all learners to Achieve
academically and Thrive as independent and Productive citizens.*

Wednesday, January 11, 2023
6:30 p.m.

1. **Call to Order** – Chair Ed Johnson
 - Flag Salute
2. **New Business**
 - Bond Scope of Work Presentation- (motion needed)

Communications and Hearing of Interested Parties

The Board welcomes visitors to our meetings, and values comments from district patrons that improve the quality of education for students. The Board, at their discretion, will recognize comments from the audience. We must require, however, that complaints be directed through the administration for resolution. Comments made during this session must be free of abusive language, personal attacks on district personnel, and not directed towards any department which, due to its low staffing, would amount to an attack by in affect naming district personnel. We also ask that presentations be limited to (3) minutes.

3. **Adjourn**

Next Meeting • Wednesday, January 18, 2023, 6:30 p.m. Regular School Board Meeting
Knappa High Library.

KNAPPA SCHOOL DISTRICT BOND PROJECTS

PROGRAM DELIVERABLES REPORT



KNAPPA SCHOOL DISTRICT
DECEMBER 23, 2022





TABLE OF CONTENTS



Fortis Construction Inc.
1705 SW Taylor
Street # 200
Portland, OR
97205



Dougherty Landscape Architects
474 Willamette
Street #305,
Portland, OR
97202



PIVOT Architecture
44 W Broadway #300
Eugene, OR
97401



KCL Engineering
199 E. 5th Avenue #35
Eugene, OR
97401



ARRIS Consulting
2622 Southeast 25th
Avenue #A,
Portland, OR
97202



ZCS Engineering & Architecture
524 Main Street #2,
Oregon City, OR
97045

Design Goals and Prioritization3

Decision Making and Public Engagement5

Schedule.....6

Design Process.....7

Program Summary and Cost Alignment16

Preferred Plan and Next Steps.....17



DESIGN GOALS AND PRIORITIZATION

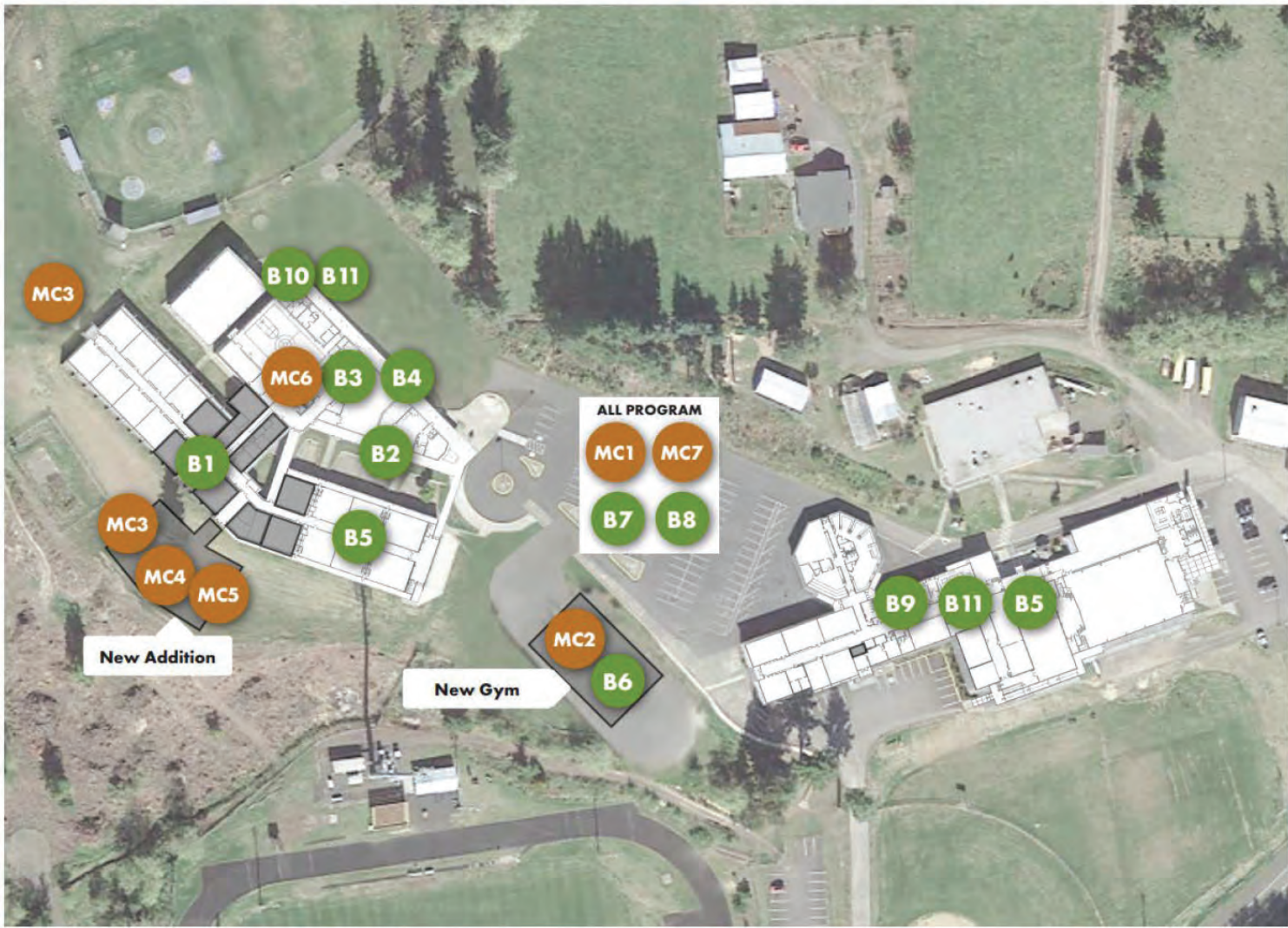
Knappa School District (KSD) passed a bond in November 2021. The bond had identified a scope of work desired to be accomplished across the K-12 campus. The scope included work identified as either “Mission Critical” work, or “Betterments”. Mission Critical scope was intended to be part of the baseline work, and then depending on the cost of that work, any additional funding left from the bond, or funds founds in grants or other incentives, would be used to pay for potential Betterments.

After the bond was passed, the district interviewed several Design Build teams to execute the work. KDS selected and hired Fortis/PIVOT as the Design Builder. The Design Build Team has been working with the school district to find a best value solution that includes the Mission Critical Scope and additional Betterments that can be accomplished within the available funding.

The chart to the right identifies the original Mission Critical and Betterment scope as advertised in the Request for Proposals for the Deign Build teams.

Early in the design process, many decisions would need to be made about the finalization of Mission Critical and Betterment Scope, and how to determine the best use of the available funds. The next page outlines the decision making process Knappa School District has adopted for this project.

Design Goals and Prioritization



Facility	Bond Element		Cost Magnitude	
MC1	All	Deliver Within the Bond Budget	Overall	MISSION CRITICAL
MC2	HLES Gym	New Detached Athletic Facility	\$\$\$	
MC3	M5	New Classroom Addition/ Remove Portables	\$\$\$\$	
MC4	M5	New Science Center	\$\$	
MC5	M5	New Learning Hub	\$\$	
MC6	HLES Gym	Replace Roof	\$	
MC7	O+M	New Elements to Reduce O+M Costs	\$	
MC8	TBD	TBD Betterment	TBD	
MC9	TBD	TBD Betterment	TBD	
MC10	TBD	TBD Betterment	TBD	
B1	HLES	Renovate + Optimize Common Spaces	\$\$	BETTERMENTS
B2	HLES	Improved Safety + Security	\$	
B3	HLES	Weather Seal Existing Building	\$\$\$	
B4	HLES	HVAC Deferred Maintenance	\$	
B5	Campus	New Pre-School Space	\$\$	
B6	Campus	Gym Design Optimized to Campus Aesthetic/ Function	\$\$	
B7	Campus	Completion by February 2025	\$	
B8	Campus	Seismic Upgrades from SRGP	\$\$	
B9	H5	Critical Upgrades	\$\$	
B10	HLES	Electrical / Plumbing Deferred Maintenance	\$\$	
B11	Campus	Accessibility Upgrades	\$	

COST ESTIMATES AND BUDGETING

The Mission Critical work identified in the original bond scope was grouped into three separate categories defined by level of improvement. These categories included Renovate, Light Refresh and New/Heavy Renovation.

Renovate

Renovated areas of work were anticipated to include demolition of non-structural items, re-organization of spaces, new finishes, lighting, and mechanical and electrical upgrades.

Light Refresh

Light Refresh areas of work were anticipated to potentially include new finishes, casework and lighting.

New/Heavy Renovation

These areas anticipate being completely new, ground up construction, or heavily renovated existing spaces that might include the demolition of structural and non-structural components, reorganization of spaces, new finishes, lighting, mechanical and electrical upgrades, and fire sprinklers as code requires.

The design build team began presenting early cost information for the project, using the above information to assign a cost per square foot to the work, which in turn would help guide the process of decision making to finalize a financially viable scope of work.



CODE REQUIRED WORK

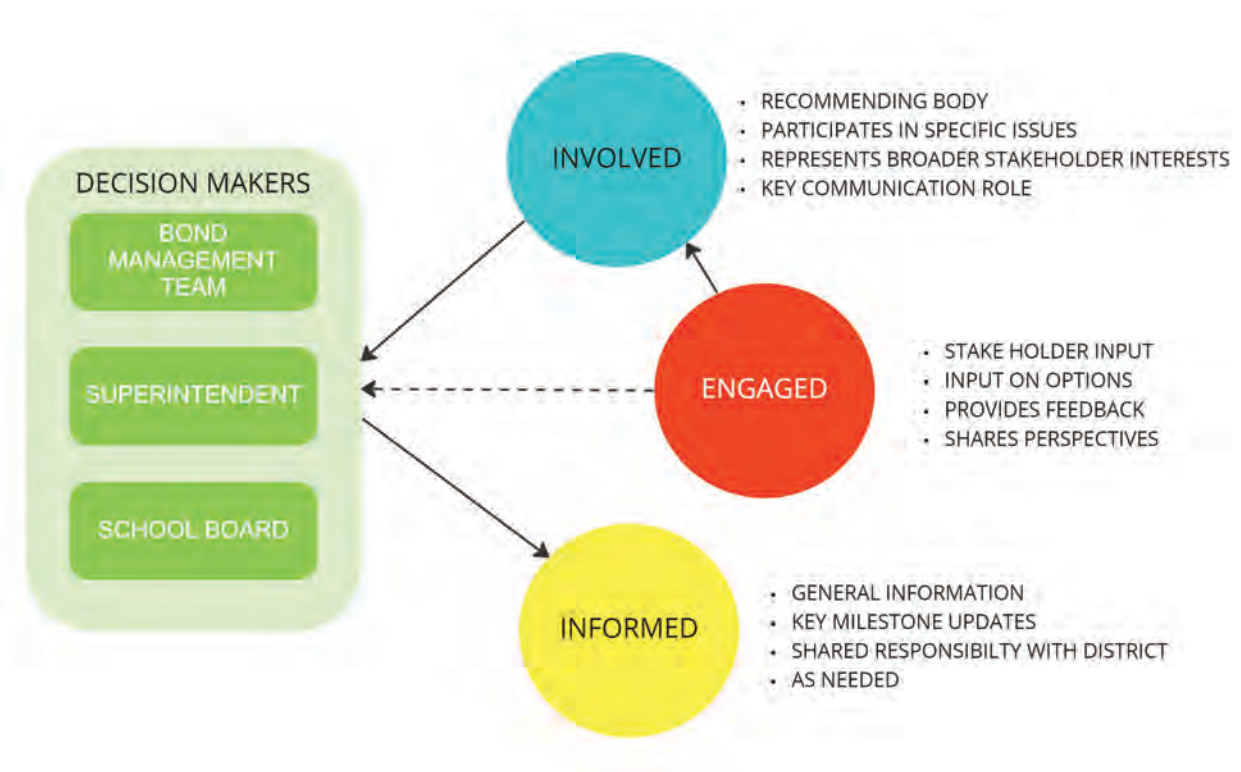
The project work will be built to meet 2022 Oregon Structural Specialty Code which became effective October 2, 2022. As the project takes shape, a pre-development meeting will be scheduled with the county to review the proposed design and discuss conformance with the intent of the code. Topics of specific interest to jurisdictions often center around quantities of existing and new restrooms, fire and life safety. At the conclusion of the pre-development meeting, the Design Build Team will debrief with KSD on any additional code requirements and make a plan for moving the project forward that meets code, and falls within available funding.

DECISION MAKING AND PUBLIC ENGAGEMENT

DECISION MAKING PROCESS

The decision making body for the bond work will include the Superintendent and the School Board. The Superintendent will be responsible for making day -to-day decisions about the scope of work and design of the project. At major milestones, the Superintendent and Design Build Team will present the body of work to the School Board for approval.

The diagram below also identifies three separate pubic engagement groups the project will rely on for feedback of differing degrees. The groups include the Involved, Engaged and Informed. The adjacent page describes their roles and levels of participation in greater detail.



PUBLIC ENGAGEMENT PROCESSES

The design process for the Knappa School District will include involvement from the Superintendent, Staff, Students, Community Members and other stakeholders. Three categories of community involvement have been identified - Involved, Engaged and Informed.

Involved

The involved group acts as a recommending body to the decision makers. This group consists of principals, teachers, staff, students and community members who have committed to attending design meetings throughout the early design phases of the project. This group will connect with other teachers, students and stakeholders and represent the broader stakeholder interests while having a key communication role in receiving and transmitting feedback to the Design Build Team.

Engaged

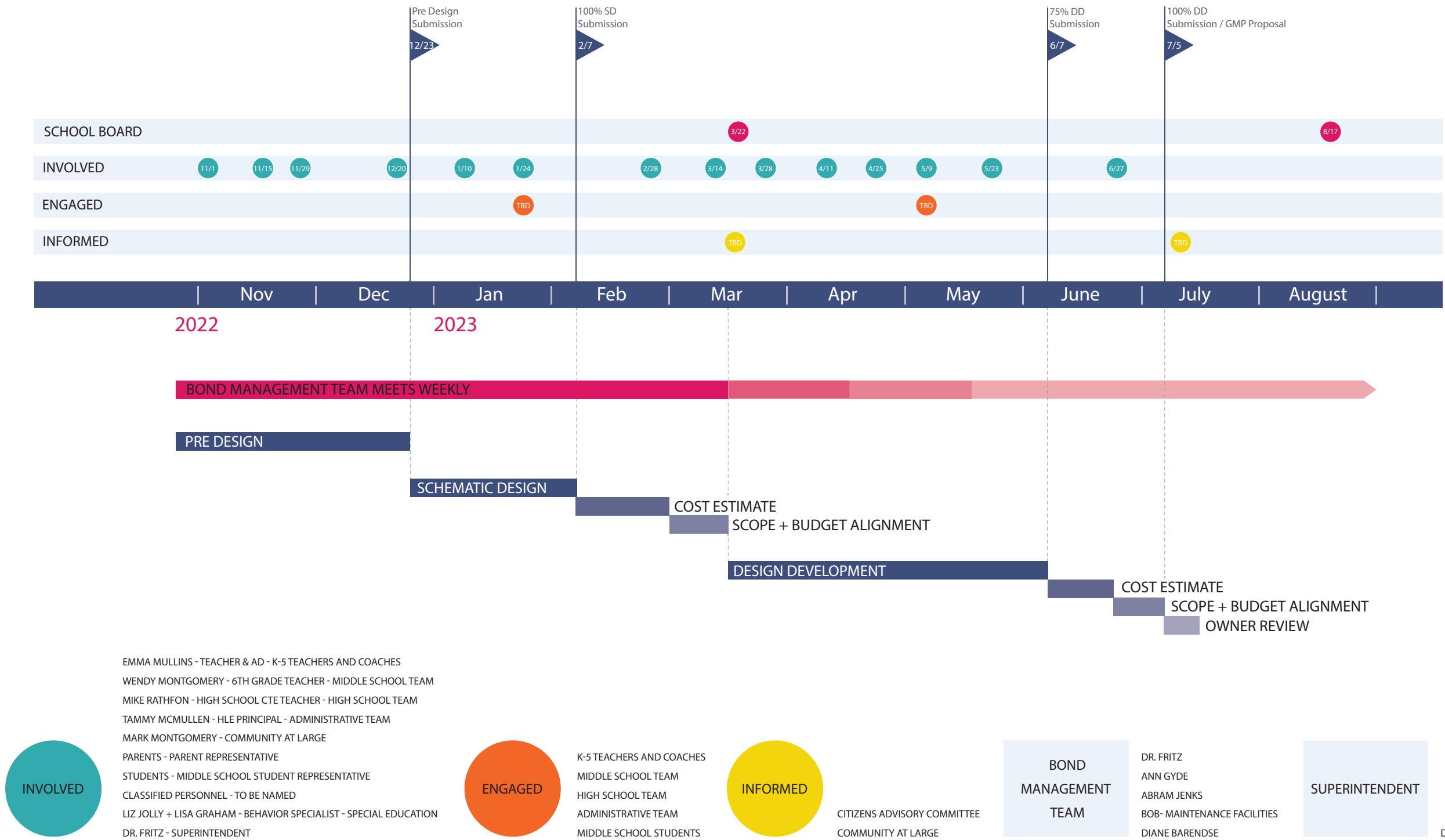
The engaged group will have the opportunity to have regular contact with the involved group. In addition, at major milestones, the design build team will present specifically with the engaged group to gather feedback on solutions. This group consists of teachers, students, parents, and other community members.

Informed

The informed group consists of anyone in the community with an interest in the project. This team will be updated at major milestones about the progress of the project in public information sessions/ communication.



SCHEDULE



DESIGN PROCESS

DESIGN PROCESS

A key component in the Design Build Design Process includes identifying the highest level of priorities of the school district within the available funds. To begin this process, the Design Build Team guided the Involved group through a series of exercises to help better understand the priorities.

SUNSET EXERCISE

At the kick-off meeting, the involved group was introduced to the design team and participated in an ice-breaker exercise that emphasized the awareness of individual views and perspectives that each team member brings to the project. Each perspective is important to inform the design process and everyone comes to the table with individual life experiences and viewpoints. There is strength in the collective group and everyone is expected to contribute and share.

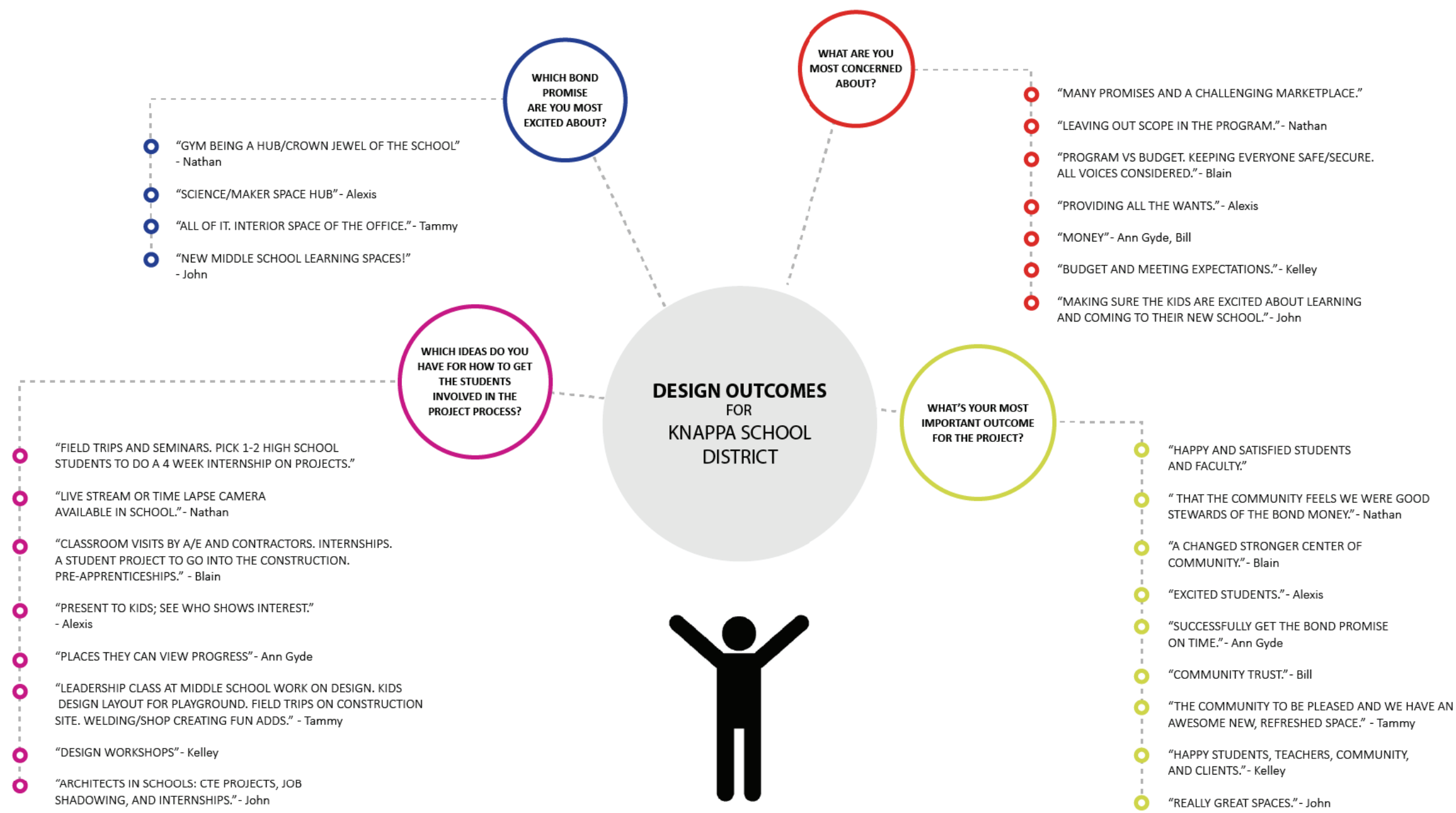
The adjacent image is a collective drawing created by the group.



DESIRED OUTCOME EXERCISE

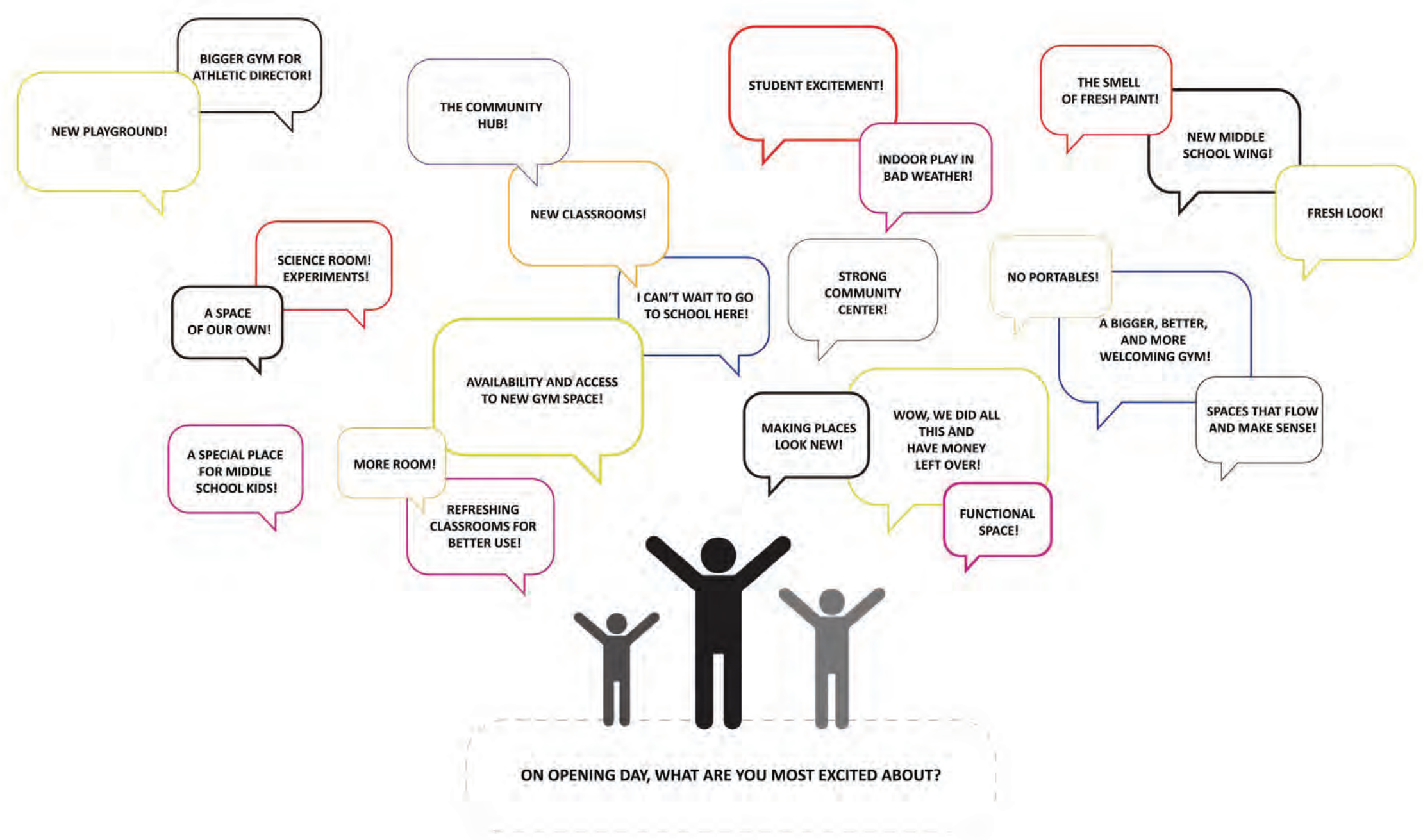
Building on the ice breaker exercise, the design team asked each team member to share their perspective on the desired outcomes for the project, as individuals. The following graphic represent the ideas and feedback heard from the group.

The design team also reviewed the decision making process, current design schedule and potential scope of work.



EXCITEMENT EXERCISE

Then finally, the Design Build Team did one last exercise to discover what piece of the bond scope would be most anticipated on opening day. In this exercise, members of the Involved group were asked to represent both themselves, and others in the community in their responses. Those responses are captured in the diagram to the right.



PROGRAMMING PRIORITIZATION
MEETING #1

In the next meeting, the Design Build Team presented a series of options to the Superintendent and K-8 Principal that would include alignment between the desired scopes of work, and the available funding.

Three options were presented, and can be viewed on the following page, along with descriptions of the work and associated projected costs.

After much discussion, the decision makers agreed a mix of the two schemes, Chocolate Gelato and Raspberry Sorbet would meet the programmatic needs as well as get closer in alignment with the available funds.

The agreed upon scheme would include relocating Pre-K into an existing classroom, a junior high sized basketball court without team and changing rooms, a reduced middle school addition that either includes, or has direct adjacency to the 6th grade classrooms, and an exploration into the level of renovation needed in the Admin Offices.

The diagram to the right displays the programmatic direction agreed upon at the end of this meeting.



EXPLORING OPTIONS - ICE CREAM OPTIONS

*All cost data presented on this sheet to include an additional \$570K for Esser funds to Building Systems

Description	SF	\$/SF	Programming Estimate
Gym Scheme #1	11346	\$ 549.97	\$ 6,240,000
Middle School Classroom Additions (Blue - New)	6800	\$ 480.88	\$ 3,270,000
Interior MS HUB and RR (Blue-Reno)	2000	\$ 340.00	\$ 680,000
Refresh ES SPED, MS SPED, Behavioral Support, Library, SLP (Orange)	3787	\$ 71.30	\$ 270,000
Refresh Work Room, Title Involvement	1785	\$ 70.03	\$ 125,000
Reno Common Space	2650	\$ 300.00	\$ 795,000
Remove Portables			\$ 50,000
Replace Roof			\$ 1,520,000
Pre-K Modulars	1770	\$ 322.03	\$ 570,000
TOTAL COST OF WORK			\$ 13,520,000
GENERAL CONDITIONS & DESIGN FEES			\$ 3,710,000
Programming/SD/DD Services Design Build Management/Preconstruction			\$ 785,000
Construction Documents Services			\$ 1,360,000
Construction Administration Services (PIVOT)			Included Above
General Conditions			\$ 1,565,000
MARKUPS			\$ 2,883,816
Design & Estimating Contingency			\$ 1,352,000
Escalation			\$ 1,531,816
TOTAL CURRENT ESTIMATE			\$ 20,113,816

Description	SF	\$/SF	Programming Estimate
Gym Scheme #2	8762	\$ 568.36	\$ 4,980,000
Middle School Classroom Additions (Blue - New)	6400	\$ 484.38	\$ 3,100,000
Interior MS HUB and RR (Blue-Reno)	2000	\$ 340.00	\$ 680,000
Refresh ES SPED, MS SPED, Library, SLP (Orange)	3298	\$ 66.71	\$ 220,000
Refresh Behavioral Support (Orange)	829	\$ 102.53	\$ 85,000
Refresh Work Room, Title Involvement	1785	\$ 70.03	\$ 125,000
Reno Common Space	2650	\$ 300.00	\$ 795,000
Remove Portables			\$ 50,000
Replace Roof			\$ 1,520,000
Pre-K Inside School	944	\$ 201.27	\$ 190,000
TOTAL COST OF WORK			\$ 11,745,000
GENERAL CONDITIONS & DESIGN FEES			\$ 3,710,000
Programming/SD/DD Services Design Build Management/Preconstruction			\$ 785,000
Construction Documents Services			\$ 1,360,000
Construction Administration Services (PIVOT)			Included Above
General Conditions			\$ 1,565,000
MARKUPS			\$ 2,505,209
Design & Estimating Contingency			\$ 1,174,500
Escalation			\$ 1,330,709
TOTAL CURRENT ESTIMATE			\$ 17,960,209

Description	SF	\$/SF	Programming Estimate
Gym Scheme #3	7485	\$ 579.83	\$ 4,340,000
Middle School Classroom Additions (Blue-New)	5600	\$ 496.43	\$ 2,780,000
Interior MS HUB & Science (Blue-Reno)	2500	\$ 340.00	\$ 850,000
Refresh MS SPED (Orange)	959	\$ 72.99	\$ 70,000
Renovate Behavior Support and SLP (Orange)	959	\$ 125.13	\$ 120,000
Reno Common Space	2650	\$ 300.00	\$ 795,000
Remove Portables			\$ 50,000
Replace Roof			\$ 1,520,000
Pre-K Inside School	944	\$ 201.27	\$ 190,000
TOTAL COST OF WORK			\$ 10,715,000
GENERAL CONDITIONS & DESIGN FEES			\$ 3,710,000
Programming/SD/DD Services Design Build Management/Preconstruction			\$ 785,000
Construction Documents Services			\$ 1,360,000
Construction Administration Services (PIVOT)			Included Above
General Conditions			\$ 1,565,000
MARKUPS			\$ 2,285,510
Design & Estimating Contingency			\$ 1,071,500
Escalation			\$ 1,214,010
TOTAL CURRENT ESTIMATE			\$ 16,710,510



BANANA SPLIT

This scheme explored using a pre-manufactured modular building for housing the Pre-K Classroom, a high school sized basketball court with team and changing rooms, a middle school addition with an expanded hallway and a mix of a heavy renovation and light refresh in the Admin Offices.



CHOCOLATE GELATO

This scheme explored relocating Pre-K into an existing classroom, a junior high sized basketball court with team and changing rooms, a reduced middle school addition that places restrooms inside the existing building and a mix of a heavy renovation and light refresh in the Admin Offices.



RASPBERRY SORBET

This scheme explored relocating Pre-K into an existing classroom, a junior sized gym without team or changing rooms, a reduced middle school addition by placing Science into the existing building, and a partial heavy renovation of the Admin Offices.

PROGRAMMING PRIORITIZATION
MEETING #2

In follow-up conversations, the Design Build team was asked to continue to explore the possibility of accommodating a larger gym while still being afforded in the available funding.

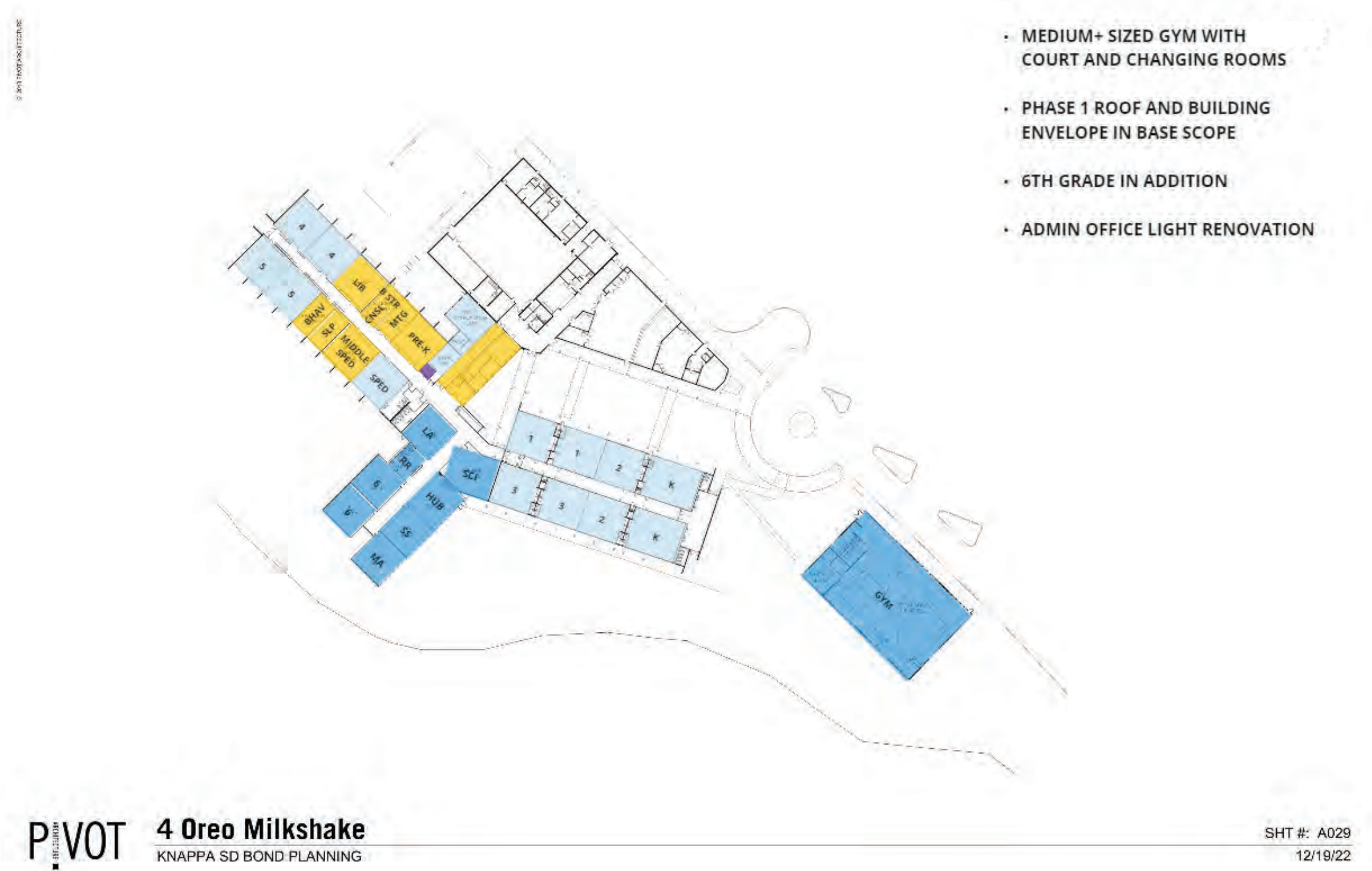
In this next meeting, the Design Build Team presented a series of options to the Superintendent and K-8 Principal that would include accommodating a larger gym.

Five options were presented, and can be viewed on the following page, along with descriptions of the work and associated projected costs.

After discussion, the decision makers agreed a modified version of Oreo Milkshake would meet the programmatic needs as well as get closer in alignment with the available funds.

The agreed upon scheme would include relocating Pre-K into an existing classroom, an outdoor Pre-K play area, and elementary playground, a junior high sized basketball court with and changing rooms, a reduced middle school addition that includes 6th grade classrooms, and a light refresh of the Admin Offices. Additionally, the work would include a Phase 1 Roof Replacement/Exterior Building Envelope upgrades for Hilda Lahti. The team was also asked to explore solutions and associated costs for Security Upgrades at both buildings' Entrance Vestibules.

The diagram to the right (and associated modifications listed) displays the programmatic direction agreed upon at the end of this meeting, which was ultimately accepted as the preferred option to complete the Programming phase, and begin Schematic Design.



EXPLORING OPTIONS - COFFEE SHOP OPTIONS

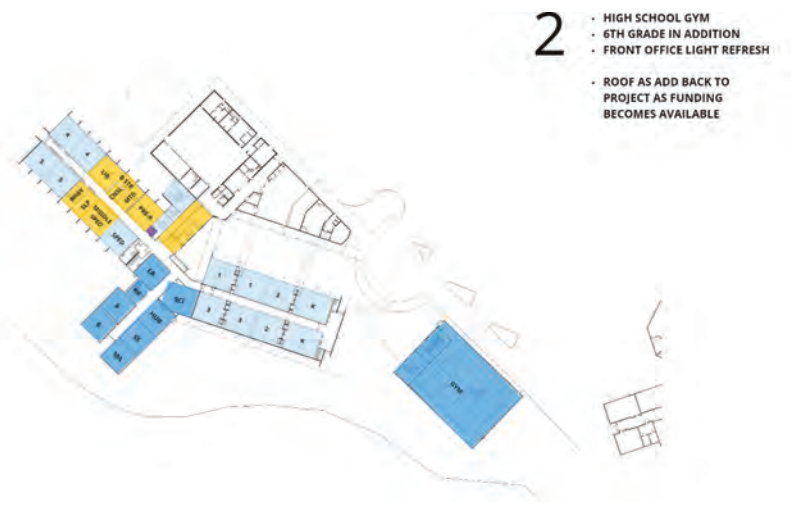
Description	SF	\$/SF	Programming Estimate
MS Gym - Small	7485	\$ 594.52	\$ 4,450,000
Middle School Classroom Additions w/ 6th Grade	6022	\$ 519.76	\$ 3,130,000
Interior MS HUB and RR Reno	2500	\$ 332.00	\$ 830,000
Refresh Library and MS SPED in Classrooms	1896	\$ 63.29	\$ 120,000
Reno Classroom for Couns, Mtg, Book Storage, SLP, Behav Support	1900	\$ 147.37	\$ 280,000
Refresh Work Room, P/O/E, Title Involvement	0	\$ -	\$ -
Reno Common Space	2650	\$ 300.00	\$ 795,000
Remove Portables			\$ 50,000
Replace Roof Allowance			\$ 950,000
Pre-K Inside School	944	\$ 233.05	\$ 220,000
Pre-K Restroom	80	\$ 500.00	\$ 40,000
ESSER Grant Building Upgrades			\$ 570,000
TOTAL COST OF WORK			\$ 11,435,000
GENERAL CONDITIONS & DESIGN FEES			\$ 3,710,000
Programming/SD/DD Services Design Build Management/Preconstruction			\$ 785,000
Construction Documents Services			\$ 1,360,000
Construction Administration Services (PIVOT)			Included Above
General Conditions			\$ 1,565,000
MARKUPS			\$ 2,317,505
10.00% Design & Estimating Contingency			\$ 1,086,500
10.30% Escalation			\$ 1,231,005
TOTAL CURRENT ESTIMATE			\$ 17,462,505



ROOTBEER FLOAT

This was the agreed upon scheme at the end of the previous meeting. It includes relocating Pre-K into an existing classroom, a junior high sized gym without changing or team rooms, a middle school addition that includes the 6th grade classrooms, and a heavy renovation for the Admin Offices.

Description	SF	\$/SF	Programming Estimate
HS Size Gym	10500	\$ 544.76	\$ 5,720,000
Middle School Classroom Additions w/ 6th Grade and HUB	6150	\$ 518.70	\$ 3,190,000
Interior MS and RR Reno	2500	\$ 332.00	\$ 830,000
Refresh Library and MS SPED in Classrooms	1896	\$ 63.29	\$ 120,000
Reno Classroom for Couns, Mtg, Book Storage, SLP, Behav Support	1900	\$ 147.37	\$ 280,000
Refresh Work Room, P/O/E, Title Involvement	0	\$ -	\$ -
Reno Common Space	2650	\$ 71.70	\$ 190,000
Remove Portables			\$ 50,000
Replace Roof Allowance			\$ 250,000
Pre-K Inside School	944	\$ 233.05	\$ 220,000
Pre-K Restroom	80	\$ 500.00	\$ 40,000
ESSER Grant Building Upgrades			\$ 570,000
TOTAL COST OF WORK			\$ 11,460,000
GENERAL CONDITIONS & DESIGN FEES			\$ 3,710,000
Programming/SD/DD Services Design Build Management/Preconstruction			\$ 785,000
Construction Documents Services			\$ 1,360,000
Construction Administration Services (PIVOT)			Included Above
General Conditions			\$ 1,565,000
MARKUPS			\$ 2,322,837
10.00% Design & Estimating Contingency			\$ 1,089,000
10.30% Escalation			\$ 1,233,837
TOTAL CURRENT ESTIMATE			\$ 17,492,837



PEPPERMINT MOCHA

This scheme builds on the previous scheme, but includes a high school sized gym, a light refresh for the Admin Offices, and partial full funding for the roof and envelope scope of work.

Description	SF	\$/SF	Programming Estimate
HS Size Gym	10500	\$ 544.76	\$ 5,720,000
Middle School Classroom Additions and HUB w/o 6th Grade	3857	\$ 580.76	\$ 2,240,000
Interior MS and RR Reno	2500	\$ 332.00	\$ 830,000
Refresh MS SPED Library in Classrooms	1900	\$ 68.42	\$ 130,000
Refresh SLP, Behavioral Support, and Counselling in Gym Storage	829	\$ 120.63	\$ 100,000
Refresh Meeting Room in Existing Space	238	\$ 105.04	\$ 25,000
Refresh Work Room, P/O/E, Title Involvement	0	\$ -	\$ -
Reno Common Space	2650	\$ 300.00	\$ 795,000
Remove Portables			\$ 50,000
Replace Roof			\$ 700,000
Pre-K Inside School	944	\$ 254.24	\$ 240,000
Pre-K Restroom	80	\$ 500.00	\$ 40,000
ESSER Grant Building Upgrades			\$ 570,000
TOTAL COST OF WORK			\$ 11,440,000
GENERAL CONDITIONS & DESIGN FEES			\$ 3,710,000
Programming/SD/DD Services Design Build Management/Preconstruction			\$ 785,000
Construction Documents Services			\$ 1,360,000
Construction Administration Services (PIVOT)			Included Above
General Conditions			\$ 1,565,000
MARKUPS			\$ 2,318,571
10.00% Design & Estimating Contingency			\$ 1,087,000
10.30% Escalation			\$ 1,231,571
TOTAL CURRENT ESTIMATE			\$ 17,468,571



CHAI LATTE

This scheme includes a high school sized gym, a middle school addition without 6th grade adjacency, a heavy renovation for the Admin Offices, and a full Roof Replacement.

EXPLORING OPTIONS - COFFEE SHOP OPTIONS, CONT.

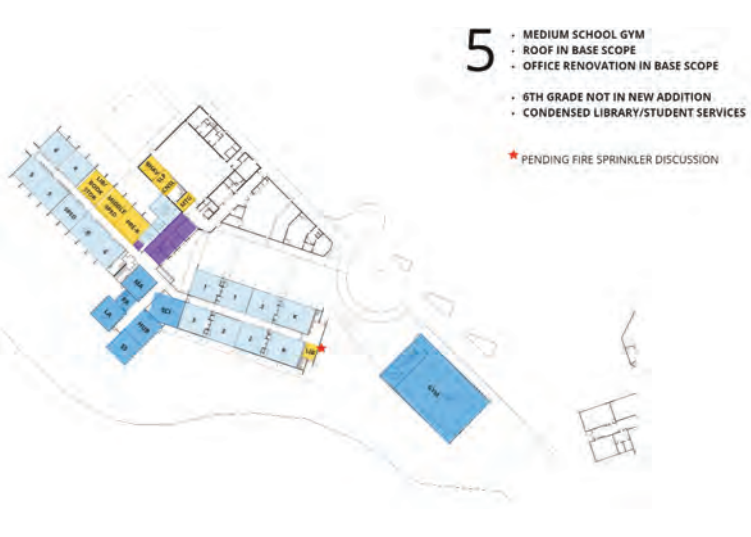
Description	SF	\$/SF	Programming Estimate
MS Gym - Large	8200	\$ 569.51	\$ 4,670,000
Middle School Classroom Additions and HUB w/ 6th Grade	6022	\$ 519.76	\$ 3,130,000
Interior MS and RR Reno	2500	\$ 332.00	\$ 830,000
Refresh Library and MS SPED in Classrooms	1896	\$ 63.29	\$ 120,000
Reno Classroom for Couns, Mtg, Book Storage, SLP, Behav Support	1900	\$ 147.37	\$ 280,000
Refresh Work Room, P/O/E, Title Involvement	0	\$ -	\$ -
Reno Common Space	0	\$ -	\$ -
Remove Portables			\$ 50,000
Replace Roof			\$ 1,500,000
Pre-K Inside School	944	\$ 233.05	\$ 220,000
Pre-K Restroom	80	\$ 500.00	\$ 40,000
ESSER Grant Building Upgrades			\$ 570,000
TOTAL COST OF WORK			\$ 11,410,000
GENERAL CONDITIONS & DESIGN FEES			\$ 3,710,000
Programming/SD/IDD Services Design Build Management/Preconstruction			\$ 785,000
Construction Documents Services			\$ 1,360,000
Construction Administration Services (PIVOT)			Included Above
General Conditions			\$ 1,565,000
MARKUPS			\$ 2,312,172
10.00% Design & Estimating Contingency			\$ 1,084,000
10.30% Escalation			\$ 1,228,172
TOTAL CURRENT ESTIMATE			\$ 17,432,172



OREO MILKSHAKE

This scheme explored a medium sized gym, middle school addition with 6th grade classroom included, a full Roof Replacement, and no work in the Admin Offices.

Description	SF	\$/SF	Programming Estimate
MS Gym - Large	8200	\$ 569.51	\$ 4,670,000
Middle School Classroom Additions and HUB w/o 6th Grade	3857	\$ 580.76	\$ 2,240,000
Interior MS and RR Reno	2500	\$ 332.00	\$ 830,000
Refresh MS SPED Library in Classrooms	1900	\$ 68.42	\$ 130,000
Refresh SLP, Behavioral Support, and Counselling in Gym Storage	829	\$ 120.63	\$ 100,000
Refresh Meeting Room in Existing Space	238	\$ 105.04	\$ 25,000
Refresh Work Room, P/O/E, Title Involvement	0	\$ -	\$ -
Reno Common Space	2650	\$ 300.00	\$ 795,000
Remove Portables			\$ 50,000
Replace Roof			\$ 1,500,000
Pre-K Inside School	944	\$ 254.24	\$ 240,000
Pre-K Restroom	80	\$ 500.00	\$ 40,000
ESSER Grant Building Upgrades			\$ 570,000
TOTAL COST OF WORK			\$ 11,190,000
GENERAL CONDITIONS & DESIGN FEES			\$ 3,710,000
Programming/SD/IDD Services Design Build Management/Preconstruction			\$ 785,000
Construction Documents Services			\$ 1,360,000
Construction Administration Services (PIVOT)			Included Above
General Conditions			\$ 1,565,000
MARKUPS			\$ 2,265,246
10.00% Design & Estimating Contingency			\$ 1,062,000
10.30% Escalation			\$ 1,203,246
TOTAL CURRENT ESTIMATE			\$ 17,165,246



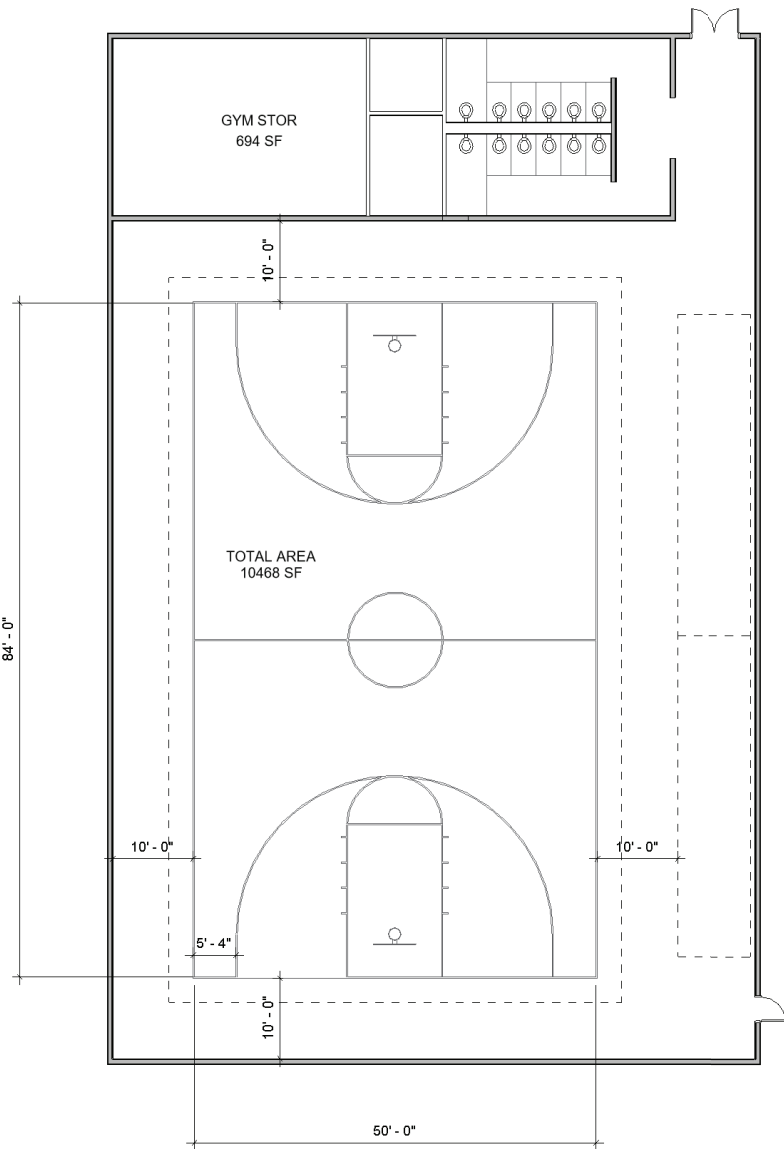
HOT COCOA

This scheme explored a medium sized gym, a heavily renovated Admin Office, a middle school addition without 6th grade classrooms or adjacency, and a full Roof Replacement.

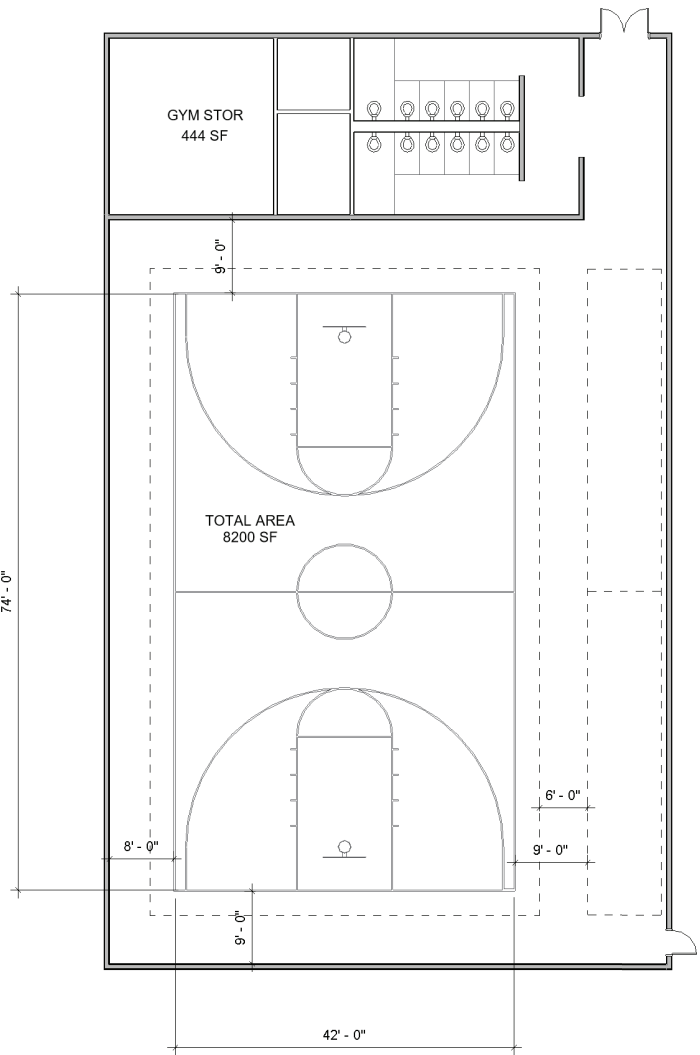
GYM SIZING

Throughout this document, different sizes of gymnasiums have been referenced as small, medium and large and can be seen below for reference. High school and middle school gyms in Oregon are guided by OSAA (Oregon School Activities Association). For sizing, OSAA (Oregon School Activities Association) references NFHS (National Federation of State High School Gyms), in which they state for Middle/Junior High Gyms: “The field of play shall be rectangular and is recommended to be no larger than 84 by 50 feet.” Various examples of Elementary and Middle School court sizes throughout Oregon exist as 42 by 74 feet, similar to the gym at Hilda Lahti.

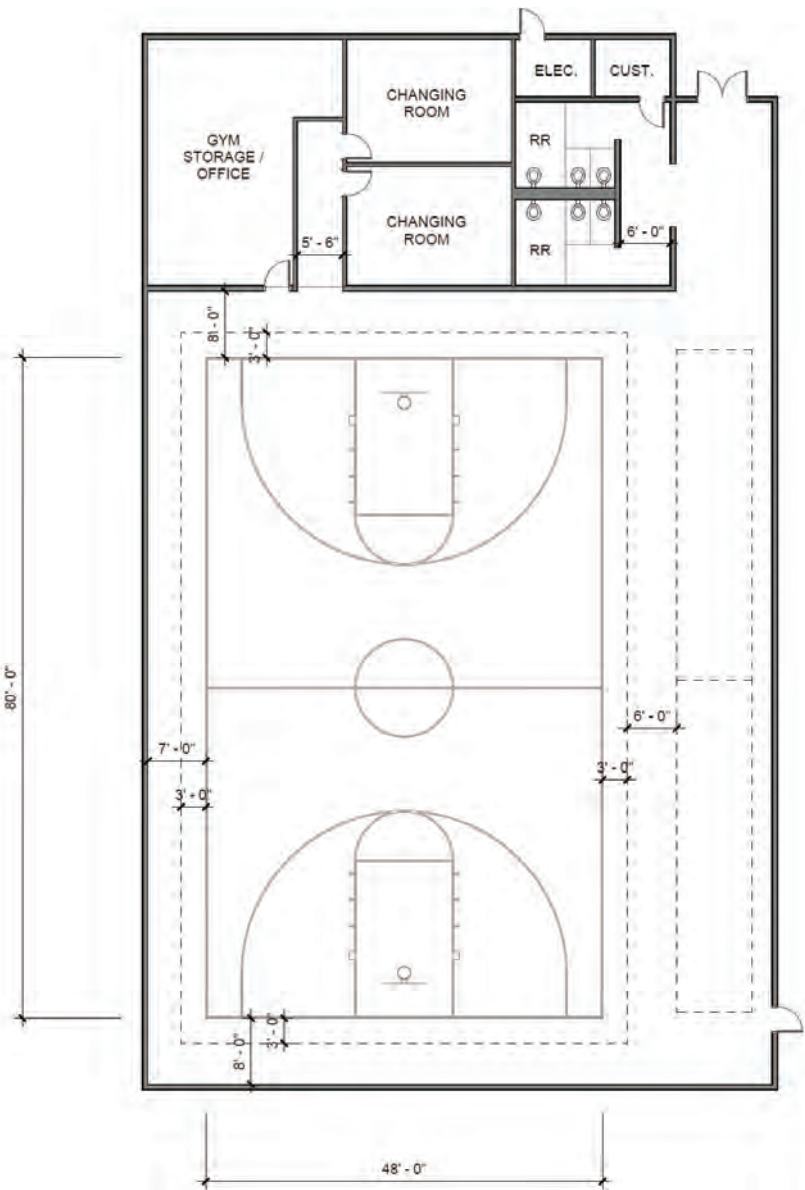
The proposed new gym for KSD was selected as the medium gym, with modifications represented in the diagram below. The district has advised the Design Build Team to explore a medium sized gym court size of 48x80, but add changing rooms, while remaining close to the total building size of approximately 9,500 sf. During Schematic Design we will explore options for the configuration of the support spaces and variations on restroom quantities and layouts, pending a code review and development meeting with the county building department. An adjacent outdoor playground will also be included as the design of the site advances.



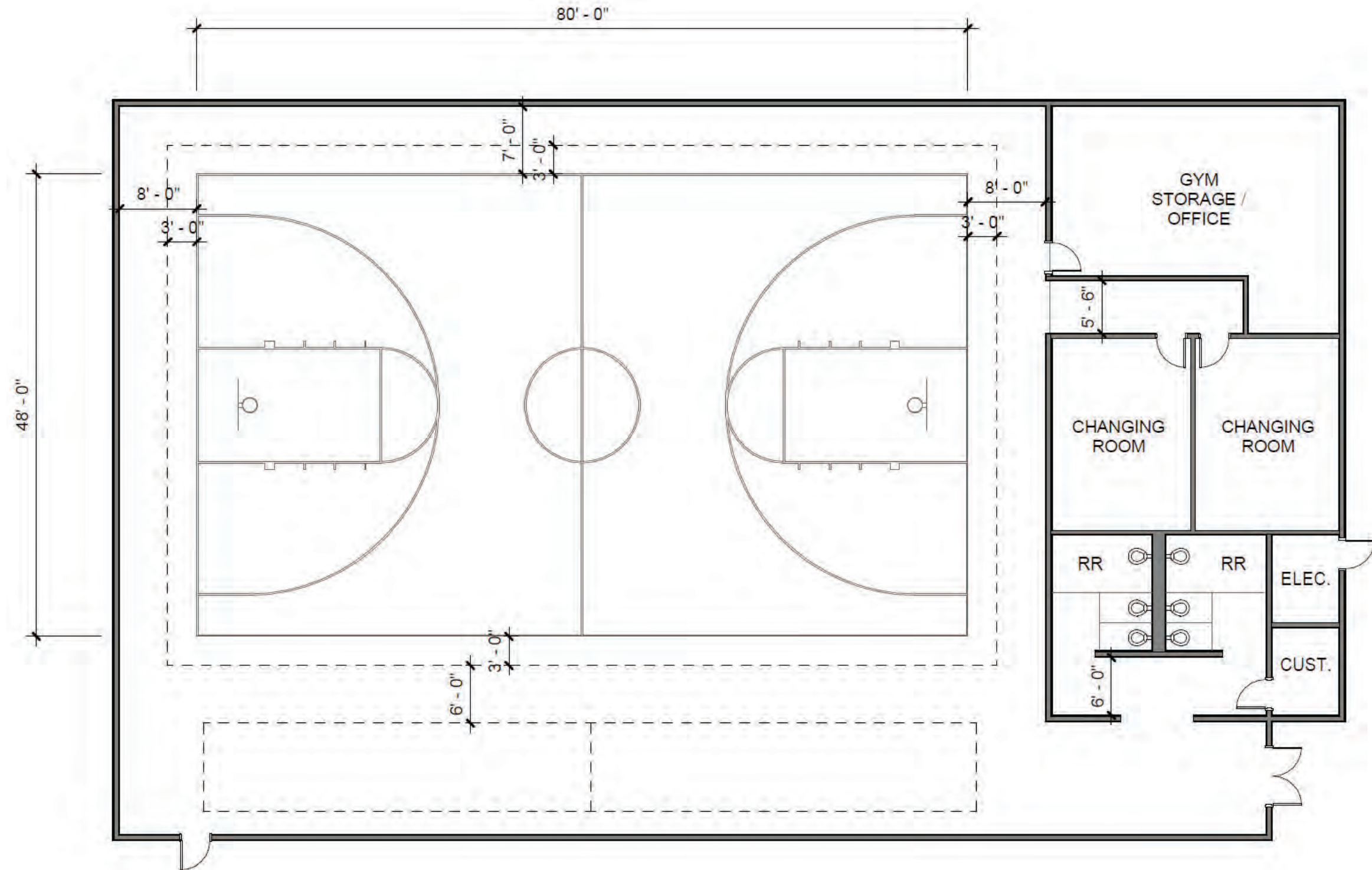
LARGE - HIGH SCHOOL SIZED GYM
COURT SIZE 50x84



SMALL - SIMILAR TO HILDA LAHTI SIZED GYM
COURT SIZE 42X74



MEDIUM- JUNIOR HIGH SIZED GYM
COURT SIZE 48X80



MEDIUM- JUNIOR HIGH SIZED GYM - 48X80 COURT SIZE 9,741 SF



PROJECT BUDGET SUMMARY

Knappa School District Bond Funding Sources		
Bond	\$	14,000,000
State Match (OSCIM Grant)	\$	4,000,000
Bond Premiums	\$	2,194,751
ESSER	\$	518,022
Seismic Grant		Pending Approval
Total Budget	\$	20,712,773

PROJECT BUDGET SUMMARY

Bond Combined Options			Bond SF
	New Or Heavy Renovate	(3) New Classrooms + Science CR	5,265
		Middle School Hub	1,560
		Office-Counseling-Support	1,560
		Gym + Restroom	8,840
		Covered Play Structure &/or Refresh to Play Area	
	Light Refresh	4 Classrooms	4,000
	Renovate	Library & Misc. Support	2,500
		K8/HS Security Upgrades & Windows at HS	500
		Pre-K Program at HS	1,600
		Building Envelope & Roof Replacement	Full Replacement
	Systems	K-12 Building Systems	HVAC/Electrical Systems

PROJECT BUDGET SUMMARY

Bond Promises

Bond Combined Options			Net SF	Pre-Design	Variance
	New Or	(3) New Classrooms + Science CR	4,050	4,822	772
		Middle School Hub	1,200	1,200	-
	Heavy	Office-Counseling-Support	1,200	2,650	1,450
	Renovate	Gym + Restroom	6,800	9,741	2,941
		Covered Play Structure &/or Refresh to Play Area			-
	Light Refresh	4 Classrooms	4,000	4,400	400
		Library & Misc. Support	2,500	1,896	(604)
		K8/HS Security Upgrades & Windows at HS	500	300	(200)
	Renovate	Pre-K Program at HS	1,600	1,024	(576)
		Building Envelope & Roof Replacement	Full Replacement	Phased Replacement	
	Systems	K-12 Building Systems	HVAC/Electrical Systems	Reduced Scope	

PROJECT BUDGET SUMMARY

Anticipated Cost Report Knappa SD Renovation

Date Updated: 12.29.22

	B
Cost Group Cost Code Account Description	Pre-Design Budget
01 - Construction Sub-total	17,480,704
02 - Other Construction Sub-total	250,000
03 - Utility Costs Sub-total	50,000
04 - Furniture, Fixtures, and Equipment Sub-total	572,000
05 - Professional Fees & Expenses Sub-total	895,131
06 - Miscellaneous Development Costs Sub-total	712,228
07 - Finance & Interest Costs Sub-total	0
08 - Owner's Project Contingency Sub-total	947,392
Total	20,907,455

Variance to Budget 194,681.90*

* Budget Variance will be reconciled in Schematic Design process.



PROJECT BUDGET SUMMARY

Summary of Contingency

5%	Construction Contingency	\$	572,500
10%	Design/Estimating Contingency	\$	1,088,000
5%	Owner Contingency	\$	947,392
10.3%	Escalation Contingency	\$	1,232,704

Total Budget		\$	3,840,596
---------------------	--	-----------	------------------

Current total project contingency is 18.4%

Contingency will be reduced through the course of design.

PROGRAM SUMMARY AND COST ALIGNMENT

PROGRAM SUMMARY AND COST ALIGNMENT

A cost estimate was produced for the selected program. This program summary and projected costs are included below. Program Data Sheets are included at the end of this document for reference.

Description		SF	\$/SF	Programming Estimate
	Gym - Medium; 48x80 court size	9741	\$ 560.00	\$ 5,454,960
	MS Addition & Playground	6022	\$ 519.76	\$ 3,130,000
	Interior MS and RR Reno	2500	\$ 332.00	\$ 830,000
	Refresh Library and MS SPED in Classrooms	1896	\$ 68.57	\$ 130,000
	Reno CR for Counseling, Mtg, Book Storage, SLP, Behav Support	1900	\$ 173.68	\$ 330,000
	Refresh or Reno Common Space	2650	\$ 71.70	\$ 190,000
	Remove Portables			\$ 50,000
	Roofing/Waterproofing Renovation - Phase 1			\$ 435,040
	Pre-K Inside School	944	\$ 233.05	\$ 220,000
	Pre-K Restroom	80	\$ 625.00	\$ 50,000
	ESSER Grant Building Upgrades			\$ 570,000
	Security Improvements			\$ 60,000
TOTAL COST OF WORK				\$ 11,450,000
GENERAL CONDITIONS & DESIGN FEES				\$ 3,710,000
	Programming/SD/DD Services Design Build Management/Preconstruction			\$ 785,000
	Construction Documents Services			\$ 1,360,000
	Construction Administration Services (PIVOT)			Included Above
	General Conditions			\$ 1,565,000
MARKUPS				\$ 2,320,704
10.00%	Design & Estimating Contingency			\$ 1,088,000
10.30%	Escalation			\$ 1,232,704
TOTAL CURRENT ESTIMATE				\$ 17,480,704

PREFERRED PLAN AND NEXT STEPS

NEXT STEPS

Programming for the Knappa School District Bond Project is complete with the selection of the Modified Oreo Milkshake Scheme and associated Cost Estimate alignment. With programming complete, the Schematic Design Phase of the work will begin. In Schematic Design, the Design Build team will work with the Decision Makers and Public Engagement Groups again to craft the identified program into full form, light and space layouts for review and feedback before entering the design development phase of the work.

- MEDIUM+ SIZED GYM WITH COURT AND CHANGING ROOMS
- PHASE 1 ROOF AND BUILDING ENVELOPE IN BASE SCOPE
- 6TH GRADE IN ADDITION
- ADMIN OFFICE LIGHT RENOVATION



4 Oreo Milkshake
KNAPPA SD BOND PLANNING

SHT #: A029
12/19/22

TOPOGRAPHIC SURVEY

FOR:
KNAPPA SCHOOLS

IN THE SW 1/4 SECTION 24
T8N, R8W, W.M.
CLATSOP COUNTY, OREGON

SEPTEMBER 1, 2022

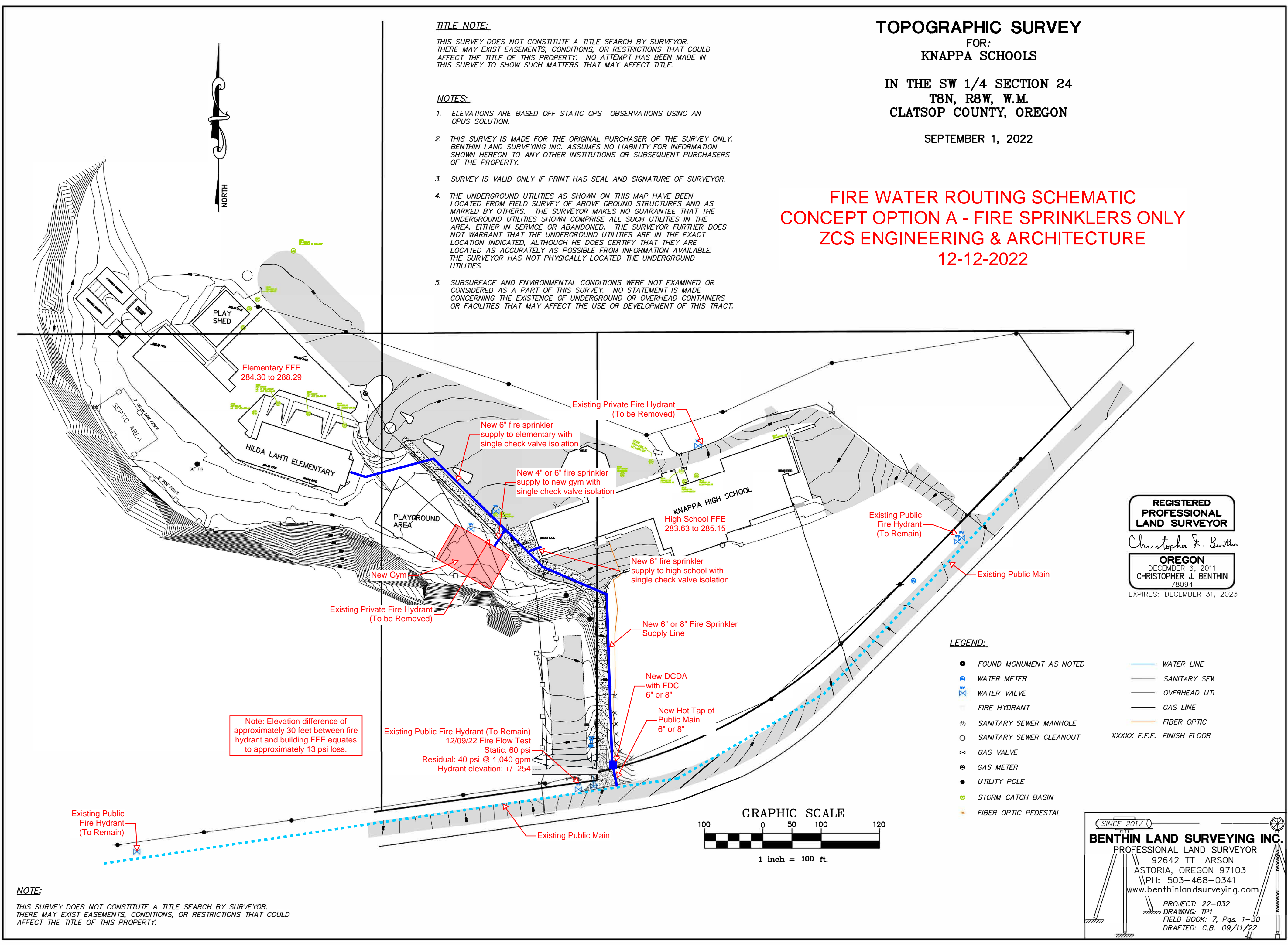
FIRE WATER ROUTING SCHEMATIC
CONCEPT OPTION A - FIRE SPRINKLERS ONLY
ZCS ENGINEERING & ARCHITECTURE
12-12-2022

TITLE NOTE:

THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY SURVEYOR. THERE MAY EXIST EASEMENTS, CONDITIONS, OR RESTRICTIONS THAT COULD AFFECT THE TITLE OF THIS PROPERTY. NO ATTEMPT HAS BEEN MADE IN THIS SURVEY TO SHOW SUCH MATTERS THAT MAY AFFECT TITLE.

NOTES:

1. ELEVATIONS ARE BASED OFF STATIC GPS OBSERVATIONS USING AN OPUS SOLUTION.
2. THIS SURVEY IS MADE FOR THE ORIGINAL PURCHASER OF THE SURVEY ONLY. BENTHIN LAND SURVEYING INC. ASSUMES NO LIABILITY FOR INFORMATION SHOWN HEREON TO ANY OTHER INSTITUTIONS OR SUBSEQUENT PURCHASERS OF THE PROPERTY.
3. SURVEY IS VALID ONLY IF PRINT HAS SEAL AND SIGNATURE OF SURVEYOR.
4. THE UNDERGROUND UTILITIES AS SHOWN ON THIS MAP HAVE BEEN LOCATED FROM FIELD SURVEY OF ABOVE GROUND STRUCTURES AND AS MARKED BY OTHERS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
5. SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS TRACT.



REGISTERED
PROFESSIONAL
LAND SURVEYOR

Christopher J. Benthin

OREGON
DECEMBER 6, 2011
CHRISTOPHER J. BENTHIN
78094

EXPIRES: DECEMBER 31, 2023

LEGEND:

- FOUND MONUMENT AS NOTED
- WATER METER
- ⊕ WATER VALVE
- ⊕ FIRE HYDRANT
- ⊕ SANITARY SEWER MANHOLE
- SANITARY SEWER CLEANOUT
- ⊕ GAS VALVE
- ⊕ GAS METER
- UTILITY POLE
- ⊕ STORM CATCH BASIN
- ⊕ FIBER OPTIC PEDESTAL
- WATER LINE
- SANITARY SEW
- OVERHEAD UTI
- GAS LINE
- FIBER OPTIC
- XXXXX F.F.E. FINISH FLOOR

NOTE:

THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY SURVEYOR. THERE MAY EXIST EASEMENTS, CONDITIONS, OR RESTRICTIONS THAT COULD AFFECT THE TITLE OF THIS PROPERTY.

SINCE 2017

BENTHIN LAND SURVEYING INC.
PROFESSIONAL LAND SURVEYOR
92642 TT LARSON
ASTORIA, OREGON 97103
PH: 503-468-0341
www.benthinlandsurveying.com

PROJECT: 22-032
DRAWING: TP1
FIELD BOOK: 7, Pgs. 1-30
DRAFTED: C.B. 09/11/22

TOPOGRAPHIC SURVEY

FOR:
KNAPPA SCHOOLS

IN THE SW 1/4 SECTION 24
T8N, R8W, W.M.
CLATSOP COUNTY, OREGON

SEPTEMBER 1, 2022

FIRE WATER ROUTING SCHEMATIC
CONCEPT OPTION B - PRIVATE FIRE SYSTEM LOOP
ZCS ENGINEERING & ARCHITECTURE
12-12-2022

TITLE NOTE:

THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY SURVEYOR. THERE MAY EXIST EASEMENTS, CONDITIONS, OR RESTRICTIONS THAT COULD AFFECT THE TITLE OF THIS PROPERTY. NO ATTEMPT HAS BEEN MADE IN THIS SURVEY TO SHOW SUCH MATTERS THAT MAY AFFECT TITLE.

NOTES:

1. ELEVATIONS ARE BASED OFF STATIC GPS OBSERVATIONS USING AN OPUS SOLUTION.
2. THIS SURVEY IS MADE FOR THE ORIGINAL PURCHASER OF THE SURVEY ONLY. BENTHIN LAND SURVEYING INC. ASSUMES NO LIABILITY FOR INFORMATION SHOWN HEREON TO ANY OTHER INSTITUTIONS OR SUBSEQUENT PURCHASERS OF THE PROPERTY.
3. SURVEY IS VALID ONLY IF PRINT HAS SEAL AND SIGNATURE OF SURVEYOR.
4. THE UNDERGROUND UTILITIES AS SHOWN ON THIS MAP HAVE BEEN LOCATED FROM FIELD SURVEY OF ABOVE GROUND STRUCTURES AND AS MARKED BY OTHERS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
5. SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS TRACT.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

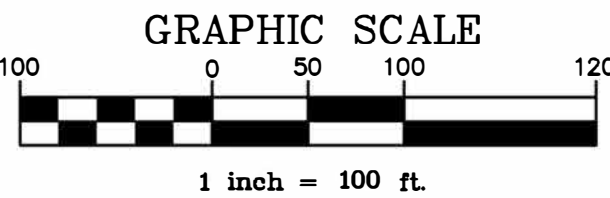
Christopher J. Benthin

OREGON
DECEMBER 6, 2011
CHRISTOPHER J. BENTHIN
78094

EXPIRES: DECEMBER 31, 2023

LEGEND:

- FOUND MONUMENT AS NOTED
- WATER METER
- ⊕ WATER VALVE
- ⊕ FIRE HYDRANT
- ⊕ SANITARY SEWER MANHOLE
- SANITARY SEWER CLEANOUT
- ⊕ GAS VALVE
- ⊕ GAS METER
- UTILITY POLE
- ⊕ STORM CATCH BASIN
- ⊕ FIBER OPTIC PEDESTAL
- WATER LINE
- SANITARY SEW
- OVERHEAD UTI
- GAS LINE
- FIBER OPTIC
- XXXXX F.F.E. FINISH FLOOR



NOTE:

THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY SURVEYOR. THERE MAY EXIST EASEMENTS, CONDITIONS, OR RESTRICTIONS THAT COULD AFFECT THE TITLE OF THIS PROPERTY.

SINCE 2017

BENTHIN LAND SURVEYING INC.
PROFESSIONAL LAND SURVEYOR
92642 TT LARSON
ASTORIA, OREGON 97103
PH: 503-468-0341
www.benthinlandsurveying.com

PROJECT: 22-032
DRAWING: TP1
FIELD BOOK: 7, Pgs. 1-30
DRAFTED: C.B. 09/11/22

TOPOGRAPHIC SURVEY
FOR:
KNAPPA SCHOOLS

IN THE SW 1/4 SECTION 24
T8N, R8W, W.M.
CLATSOP COUNTY, OREGON

SEPTEMBER 1, 2022

FIRE WATER ROUTING SCHEMATIC
CONCEPT OPTION C - PUBLIC FIRE SYSTEM LOOP
ZCS ENGINEERING & ARCHITECTURE
12-12-2022

TITLE NOTE:

THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY SURVEYOR. THERE MAY EXIST EASEMENTS, CONDITIONS, OR RESTRICTIONS THAT COULD AFFECT THE TITLE OF THIS PROPERTY. NO ATTEMPT HAS BEEN MADE IN THIS SURVEY TO SHOW SUCH MATTERS THAT MAY AFFECT TITLE.

NOTES:

1. ELEVATIONS ARE BASED OFF STATIC GPS OBSERVATIONS USING AN OPUS SOLUTION.
2. THIS SURVEY IS MADE FOR THE ORIGINAL PURCHASER OF THE SURVEY ONLY. BENTHIN LAND SURVEYING INC. ASSUMES NO LIABILITY FOR INFORMATION SHOWN HEREON TO ANY OTHER INSTITUTIONS OR SUBSEQUENT PURCHASERS OF THE PROPERTY.
3. SURVEY IS VALID ONLY IF PRINT HAS SEAL AND SIGNATURE OF SURVEYOR.
4. THE UNDERGROUND UTILITIES AS SHOWN ON THIS MAP HAVE BEEN LOCATED FROM FIELD SURVEY OF ABOVE GROUND STRUCTURES AND AS MARKED BY OTHERS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
5. SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS TRACT.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

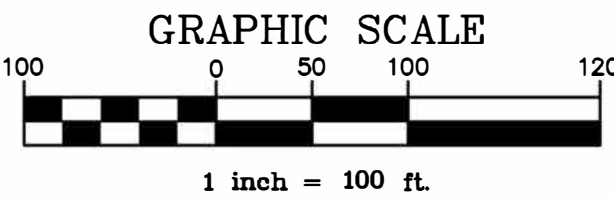
Christopher J. Benthin

OREGON
DECEMBER 6, 2011
CHRISTOPHER J. BENTHIN
78094

EXPIRES: DECEMBER 31, 2023

LEGEND:

- FOUND MONUMENT AS NOTED
- WATER METER
- ⊕ WATER VALVE
- ⊕ FIRE HYDRANT
- ⊕ SANITARY SEWER MANHOLE
- SANITARY SEWER CLEANOUT
- ⊕ GAS VALVE
- ⊕ GAS METER
- UTILITY POLE
- ⊕ STORM CATCH BASIN
- ⊕ FIBER OPTIC PEDESTAL
- WATER LINE
- SANITARY SEW
- OVERHEAD UTI
- GAS LINE
- FIBER OPTIC
- XXXXX F.F.E. FINISH FLOOR



SINCE 2017

BENTHIN LAND SURVEYING INC.
PROFESSIONAL LAND SURVEYOR
92642 TT LARSON
ASTORIA, OREGON 97103
PH: 503-468-0341
www.benthinlandsurveying.com

PROJECT: 22-032
DRAWING: TP1
FIELD BOOK: 7, Pgs. 1-30
DRAFTED: C.B. 09/11/22

NOTE:
THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY SURVEYOR. THERE MAY EXIST EASEMENTS, CONDITIONS, OR RESTRICTIONS THAT COULD AFFECT THE TITLE OF THIS PROPERTY.

BETTERMENTS SCOPE			ROM TOTAL	
Weather Seal Existing Building - Full			\$	240,000
New Fire Water Line - Option A, Direct Route to Buildings, w/o Hydrants			\$	420,000
New Fire Water Line - Option B, Full Campus Loop w/ Hydrants			\$	660,000
New Fire Water Line - Option C, Direct Route to Buildings w/ Hydrants, 2 Street Connections			\$	750,000
West Corridor Sprinkler System for HLE (Exposed)			\$	45,000
Full Sprinkler System for HLE (Exposed)			\$	460,000
Main Corridor + Attic Sprinkler System for KHS (Exposed)			\$	320,000
Full Sprinkler System for KHS (Exposed)			\$	520,000