



David Douglas School District  
*Learn • Grow • Thrive*

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September 6, 2024

To: David Douglas School Board  
From: Patt Komar, Director of Administrative Services  
Subject: Bond and Construction Update

Most projects still have a few items to complete, but for the most part, all but one school was able to open on time. We are currently working through punchlist items, or a list of things found as we do commissioning and review of work, that may need completion or touch ups.

**Career Technical Education Center:**

We are still waiting on the permit. Easement is with the City for review and signature. The City has all the plans for the project. We are anticipating more information this week on where the City of Portland is at in review and issuing the permit.

**North High School Renovations:** These are completed other than some landscape restoration and punchlist items.

**Gilbert Heights/Alice Ott/Gilbert Park:**

Gilbert Park was ready for school start. Bike pads are still being finished, some landscape restoration needs to be completed and a few punchlist items for correction.

Gilbert Heights had a delayed opening but started on September 6. There is still some roof, sheet metal around roof, and casework being finalized. Health room got set up yesterday. The staff break room and office still have a few cabinet finishes to be completed. Concrete for the bike pad is poured, and will be installed in the next week or two.

Alice Ott is just about done and a few punchlist items were being reviewed. Bike pads are still being finished. Outside lighting and landscape restoration is still being completed.

**Cherry Park:**

Cherry Park had a few issues with start up including the kitchen hood not being completed and passing inspection. A couple kitchen outlets were missed in the kitchen and will be replaced. Integration of the new HVAC is not yet completed. There still is an electrical service upgrade which was delayed to winter break due to availability of materials which we knew in advance.

**North Powellhurst:**

There is an electrical upgrade which will happen over winter break. Hydroseeding will happen later in October. A few punchlist items are outstanding.

**Playgrounds:**

West Powellhurst is done. Ventura Park is expected to be done this week; Gilbert Park is finished this week. Menlo Park is finished except for some fencing. Gilbert Heights starts next week. Fencing is still progressing at several of these.

**Deardorff:**

Deconstruction was delayed on a couple buildings. When the inspector came out, they determined a permit was needed for a structure that initially did not need a permit. Renewal on existing permit on second building was approved, and we are waiting to hear from the contractor on when they will schedule deconstruction of the second building.

**Projects for Summer 2025:****Mill Park:**

We are working on plans for the HVAC replacement, seismic upgrade, remodeling specialist spaces, window upgrades and some roofing replacement. As a reminder this is a project with multiple funding sources including the bond, Portland Clean Energy Fund, and seismic funds from FEMA.

**South Powellhurst:**

This building needs a substantial amount of work. We anticipate that we will need some additional budget allocated here due to some complexities discovered during design work with the HVAC upgrade. The main building provides heat to the maintenance shop, so we will need to adjust for that need. We also will be abating the flooring tiles and replacing the fire alarm system.

**Fir Ridge:**

Axis Design Group is currently working on the plans for the roof replacement, secure vestibule and bike racks that will be required.

**High School South Renovations:** This includes upgrades to stadium and baseball field lighting as well as renovations to the South Building. The North High school bleacher replacement and pool bleacher replacements are also planned for next summer.

**West Powellhurst:**

West Powellhurst renovation designs are in process and include replacing the HVAC system, remodeling specialist spaces, adding a secure vestibule, and replacing the fire alarm system.

**Bond oversight committee:**

The next bond oversight committee is meeting on October 15 and will present an update at the Board meeting in November.