

Critical Repair Projects

Funded by the 2018 Kent School District Technology & Capital Levy



On the February 13, 2018, special election ballot, voters in the Kent School District will be asked to decide on two levy measures. Proposition 2, the Technology and Capital Levy, is a six-year levy funding both technology and critical repair projects. It funds 307 critical repair projects necessary to maintain instructional environments supporting student success and reduces operating costs by replacing aging roofs and providing conservation improvements.

This list includes all the critical repair projects that will be funded if the Technology and Capital Levy is approved. These projects will be completed throughout the six-year course of the levy.

Elementary Schools

Carriage Crest

- Install under drainage on all fields.
- Replace outdated energy management system (EMS) with new Compass EMS controlling heating cooling, lights, and irrigation for the building. The current system is no longer supported and the new one will allow more efficient and consistent control of the building.
- Repair asphalt damage caused by tree roots.
- Paint one portable exterior.
- Replace and install new flooring carpet and tile installed in 1990.
- Replace one portable classroom wood construction ramp with metal ramp.

Cedar Valley

- Install full DDC controls for HVAC, exterior lighting, ventilation, HW pumps and irrigation. Add demand-limiting controls for energy conservation.
- Repave all playground asphalt (pothole and sinkhole problems)
- Paint three portable exteriors.
- Paint interior walls in all painted areas including interior/exterior doors and jambs.
- Replace and install new flooring carpet and tile installed in 1988.
- Replace blinds and secondary set of stage curtains.
- Replace blinds/drapes.

- Replace single glazed windows with low-e gas filled energy efficient dual glazed units and/or reduce glazing area.
- Replace two portable classroom wood construction ramps with metal ramps.

Covington

- Paint one portable exterior.

Crestwood

- Repair asphalt damage caused by tree roots.
- Paint five portable exteriors.
- Replace roof on three portables.
- Replace 12,450 square feet of tile in MPR/gym installed in 1980.
- Replace restroom partitions: boys' restrooms by rooms 53, 42, and 33, and gym, girls' restrooms by rooms 54, 42, 35, and gym.
- Replace door lock hardware including panic hardware, closures and strike guards.
- Replace four portable classroom wood construction ramps with metal ramps.

Daniel

- Remove and replace 200 feet of extruded concrete curbing in front of parking lot.
- Paint four portable exteriors.
- Replace 5,873 square feet of tile installed in 1992.
- Replace 38,814 square feet of carpet installed in 1992.
- Replace failing roof shingles.
- Replace blinds with window handle modification.
- Replace three portable classroom wood construction ramps with metal ramps.

East Hill

- Replace outdated energy management system (EMS) with new Compass EMS controlling heating cooling, lights, and irrigation for the building. The current system is no longer supported and the new one will allow more efficient and consistent control of the building.
- Paint seven portable exteriors.
- Replace roof on two portables.
- Paint interior walls in all painted areas including interior/exterior doors and jambs.
- Replace blinds and secondary set of stage curtains.



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Emerald Park

- Replace outdated energy management system (EMS) with new Compass EMS controlling heating cooling, lights, and irrigation for the building. The current system is no longer supported and the new one will allow more efficient and consistent control of the building.
- Paint one portable exterior.
- Replace two portable classroom wood construction ramps with metal ramps.

Fairwood

- Convert Systicon to Alerton control. Systicon is an old control system that is no longer supported.
- Repair asphalt damage caused by tree roots.
- Paint three portable exteriors.
- Replace blinds and secondary set of stage curtains.
- Replace single glazed windows with low-e gas filled energy efficient dual glazed units and/or reduce glazing area.

Glenridge

- Repair asphalt damage caused by tree roots.
- Paint two portable exteriors.
- Replace roof on two portables.
- Replace two portable classroom wood construction ramps with metal ramps.

Grass Lake

- Repair asphalt damage caused by tree roots.
- Repave bus loop and parking lots.
- Paint one portable exterior.
- Replace carpet and tile installed in 1989.
- Replace sewer lift station structure with concrete walls, metal roof and door.
- Replace blinds/drapes.
- Replace single glazed windows with low-e gas filled energy efficient dual glazed units and/or reduce glazing area.

Horizon

- Repair asphalt damage caused by tree roots.
- Paint one portable exterior.
- Replace carpet and tile installed in 1990 including walk off carpets/exits.
- Replace three portable classroom wood construction ramps with metal ramps.

Jenkins Creek

- Replace outdated energy management system (EMS) with new Compass EMS controlling heating cooling, lights, and irrigation for the building. The current system is no longer supported and the new one will allow more efficient and consistent control of the building.
- Repair asphalt damage caused by tree roots.
- Remove and replace 400 feet of extruded concrete curbing along west fire lane.
- Paint three portable exteriors.
- Replace 5,613 square feet of carpet in the annex installed in 1989.
- Replace carpet and tile installed in 1987.
- Replace 1,829 square feet of carpet and 3,614 square feet of tile in MPR and NW Bay installed in 1993.
- Replace three portable classroom wood construction ramps with metal ramps.

Kent

- Replace outdated energy management system (EMS) with new Compass EMS controlling heating cooling, lights, and irrigation for the building. The current system is no longer supported and the new one will allow more efficient and consistent control of the building.
- Paint five portable exteriors.
- Replace blinds and secondary set of stage curtains.
- Replace four portable classroom wood construction ramps with metal ramps.

Lake Youngs

- Convert time clock irrigation system to Direct Digital Control (DDC) system with leak detector and rain gauge for more efficient irrigation.
- Repair asphalt damage caused by tree roots.
- Repave playground asphalt.
- Replace 18,493 square feet of carpet in 15 rooms installed in 1988.
- Replace all classroom cabinets and counter tops.
- Replace single glazed windows with low-e gas filled energy efficient dual glazed units and/or reduce glazing area.

Martin Sortun

- Install under drainage on lower play field. Install approx. 300' of new curtain drain below West rockery.
- Add demand-ventilation controls to gyms, MP rooms, commons areas and libraries for energy conservation. Add demand-limiting controls for energy conservation.
- Replace old time-clock irrigation controllers with DDC controls to include leak detection and rain gauge interface.
- Repair asphalt damage caused by tree roots.

- Repave service drive on east side of site.
- Replace and install new flooring carpet and tile installed in 1987.
- Paint interior walls in all painted areas including interior/exterior doors and jambs.
- Replace blinds/drapes.
- Replace two portable classroom wood construction ramps with metal ramps.

Meadow Ridge

- Replace outdated energy management system (EMS) with new Compass EMS controlling heating cooling, lights, and irrigation for the building. The current system is no longer supported and the new one will allow more efficient and consistent control of the building.
- Paint four portable exteriors.
- Repaint building exterior including doors and jambs, play shed, and tower/storage building.
- Replace roof on one portable.
- Replace three portable classroom wood construction ramps with metal ramps.

Meridian

- Replace annex HVAC system and connect to main building loop and new boiler.
- Repave approximately 200 feet of seam three feet wide in front parking strip along 140th Street.
- Repair asphalt damage caused by tree roots.
- Install domestic water backflow. Backflow devices are check valves that ensure water only flows one direction to help avoid contamination of water supply.
- Replace lower door to boiler room.
- Paint 5 portable exteriors
- Replace 14,658 square feet of carpet in 16-room addition installed in 1992.
- Replace carpeting in cafeteria area with Mondo surface. Mondo is a rubber flooring used in commercial applications.
- Replace single glazed windows with low-e gas filled energy efficient dual glazed units and/or reduce glazing area in main building
- Lead lag sump pumps at library. There is only one pump here now. If it fails, the library floods. Adding another pump and making it so if one fails the other one comes on is lead lag.
- Replace door lock hardware including panic hardware, closures and strike guards

Neely-O'Brien

- Asphalt /remove and repave bus loop and main drive
- Paint eleven portable exteriors.
- Replace carpet and tile installed in 1990.



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Panther Lake

- Paint four portable exteriors.

Park Orchard

- Install under drainage on north fields.
- Install exhaust fan in MDF room. The room where the Main Distribution Frame (MDG) is gets hot. Installing an exhaust fan will help keep it cool.
- Convert time clock irrigation system to Direct Digital Control (DDC) system with leak detector and rain gauge for more efficient irrigation.
- Install domestic water backflow. Backflow devices are check valves that ensure water only flows one direction to help avoid contamination of water supply.
- Replace domestic water line.
- Paint four portable exteriors.
- Replace 12,215 square feet of carpet in 13 classrooms installed in 1989.
- Replace 13,712 square feet of carpet in rooms 24-28, library, gym, and office installed in 1992.
- Replace single glazed windows with low-e gas filled energy efficient dual glazed units and/or reduce glazing area.
- Replace one portable classroom wood construction ramps with metal ramps.

Pine Tree

- Install domestic water backflow. Backflow devices are check valves that ensure water only flows one direction to help avoid contamination of water supply.
- Paint three portable exteriors.
- Repaint building exterior trim including doors and jambs.
- Replace 9,654 square feet of carpet in halls and five classrooms installed in 1990.
- Replace 15,858 square feet of carpet in annex, seven main building rooms, library, and office installed in 1992.
- Replace three portable classroom wood construction ramps with metal ramps.
- Remove wood floor and install carpet or Mondo on gym floor. Mondo is a rubber flooring used in commercial applications.
- Replace all classroom cabinets and counter tops.
- Replace single glazed windows with low-e gas filled energy efficient dual glazed units and/or reduce glazing area. Install window blinds and drapes to gym.

Ridgewood

- Replace outdated energy management system (EMS) with new Compass EMS controlling heating cooling, lights, and irrigation for the building. The current system is no longer supported and the new one will allow more efficient and consistent control of the building.
- Add demand limiting controls for energy conservation.
- Separate controls and schedule for HWT. The hot water system is always on. Adding controls and a schedule will allow it to operate more efficiently.
- Convert time clock irrigation system to Direct Digital Control (DDC) system with leak detector and rain gauge for more efficient irrigation.
- Repair asphalt damage caused by tree roots.
- Paint three portable exteriors.
- Replace carpet and tile installed in 1987.
- Replace two portable classroom wood construction ramps with metal ramps.

Sawyer Woods

- Replace outdated energy management system (EMS) with new Compass EMS controlling heating cooling, lights, and irrigation for the building. The current system is no longer supported and the new one will allow more efficient and consistent control of the building.
- Replace gym operable wall.
- Replace 36,228 square feet of carpet throughout site installed in 1994.

Scenic Hill

- Replace outdated energy management system (EMS) with new Compass EMS controlling heating cooling, lights, and irrigation for the building. The current system is no longer supported and the new one will allow more efficient and consistent control of the building.
- Paint five portable exteriors.
- Paint interior walls in all painted areas including interior/exterior doors and jambs.
- Replace single glazed windows with low-e gas filled energy efficient dual glazed units and/or reduce glazing area.
- Replace two portable classroom wood construction ramps with metal ramps.

Soos Creek

- Repair asphalt damage caused by tree roots.
- Paint four portable exteriors.
- Repaint building exterior trim including doors and jambs.
- Replace 28,958 square feet of carpet throughout site installed in 1991.
- Replace blinds/drapes.

- Replace single glazed windows with low-e gas filled energy efficient dual glazed units and/or reduce glazing area.
- Replace one portable classroom wood construction ramp with metal ramp.

Springbrook

- Replace outdated energy management system (EMS) with new Compass EMS controlling heating cooling, lights, and irrigation for the building. The current system is no longer supported and the new one will allow more efficient and consistent control of the building.
- Convert time clock irrigation system to Direct Digital Control (DDC) system with leak detector and rain gauge for more efficient irrigation.
- Repave west and north playgrounds
- Replace concrete sidewalks by bus loop and kindergarten area.
- Paint five portable exteriors.
- Repaint building exterior trim including doors and jambs.
- Replace carpet and tile installed in 1987.
- Replace restroom partitions: boys' 400, 300, and 200 wing restrooms; girls' 400, 300, and 200 wing restrooms
- Replace blinds/drapes.
- Replace single glazed windows with low-e gas filled energy efficient dual glazed units and/or reduce glazing area.
- Replace one portable classroom wood construction ramp with metal ramp.

Sunrise

- Convert time clock irrigation system to Direct Digital Control (DDC) system with leak detector and rain gauge for more efficient irrigation.
- Replace fire alarm system.
- Repair asphalt damage caused by tree roots.
- Paint three portable exteriors.
- Replace 40,272 square feet of carpet, 7,143 square feet of tile, and 1,052 square feet of rubber stair treads installed in 1992.
- Replace failing roof shingles.
- Replace blinds with window handle modification.



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Middle Schools

Cedar Heights

- Replace outdated energy management system (EMS) with new Compass EMS controlling heating cooling, lights, and irrigation for the building. The current system is no longer supported and the new one will allow more efficient and consistent control of the building.
- Repair asphalt damage caused by tree roots.
- Paint two portable exteriors.
- Replace stage curtains.
- Sand, refinish, and install new game lines in main/auxiliary gym and stage.
- Replace 57,907 square feet of carpet throughout the site installed in 1993.
- Replace two portable classroom wood construction ramps with metal ramps.

Mattson

- Replace outdated energy management system (EMS) with new Compass EMS controlling heating cooling, lights, and irrigation for the building. The current system is no longer supported and the new one will allow more efficient and consistent control of the building.
- Repave center of main bus loop and around three catch basins.
- Paint four portable exteriors.
- Replace 2,790 square feet of carpet with Mondo Sport in the auxiliary gym. The carpet was installed in 1980.
- Replace 11,544 square feet of tile installed in 1980.
- Paint interior walls in all painted areas including interior/exterior doors and jambs. Pressure wash/re-stain and varnish soffits.
- Replace faculty exterior door and jamb.
- Replace blinds throughout school.
- New main breaker and feeders for electrical panel with Ground Fault Circuit Interruption (GFCI) to better protect building and equipment.
- Replace gym curtain.
- Replace two portable classroom wood construction ramps with metal ramps.

Meeker

- Soft starts. Soft start is a control for large motors that starts it slowly, so it does not overload circuits and damage the motor.
- Replace boiler. Cleaver-Brooks.
- Replace all aggregate sidewalks and main courtyard.
- Repair asphalt damage caused by tree roots.
- Replace 751 square feet of carpet and 10,147 square feet of vinyl installed in 1970 and 1985.
- Paint interior walls in all painted areas including interior/exterior doors and jambs and pressure wash/re-stain and varnish soffits.
- Renovate science rooms (S-wing) to include new cabinetry, new flooring and new student work stations.
- Replace 1,433 square feet of carpet in the staff lounge installed in 1990.
- Replace stage curtains.
- Sand, refinish, and install new game lines in main/auxiliary gym.
- Replace 4,469 square feet of carpet in the D-wing installed in 1993.
- Replace single glazed windows with low-e gas filled energy efficient dual glazed units and/or reduce glazing area.
- Replace forced-air tunnel ducted HVAC system in main building with individual classroom univents to include economizer and controls to improve IAQ.

Meridian Middle

- Repair asphalt damage caused by tree roots.
- Repave north and south lots by office.
- Paint five portable exteriors.
- Paint exterior of building.
- Replace bleachers.
- Sand, refinish, and install new game lines in main gym.
- Replace 9,470 square feet of carpet in the library and rooms 21-28 installed in 1990.
- Replace 4,802 square feet of wood floor in cafeteria/stage area with Mondo, a rubber flooring used in commercial applications.
- Replace main gym operable wall with a divider curtain.
- Replace five portable classroom wood construction ramps with metal ramps.

Mill Creek

- Replace outdated energy management system (EMS) with new Compass EMS controlling heating cooling, lights, and irrigation for the building. The current system is no longer supported and the new one will allow more efficient and consistent control of the building.
- Paint two portable exteriors.
- Replace 2,552 square feet of tile in the art room installed in 1980. Abatement is needed for 9x9 tile.

Northwood

- Replace outdated energy management system (EMS) with new Compass EMS controlling heating cooling, lights, and irrigation for the building. The current system is no longer supported and the new one will allow more efficient and consistent control of the building.
- Replace 48,039 square feet of carpet throughout the site installed in 1990.
- Replace gym and partition wall roof.

High Schools

Kentlake

- Add the boiler in the 1900 wing it to the energy management system (EMS) allowing remote access, control, and monitoring for increased efficiency.
- Replace outdated energy management system (EMS) with new Compass EMS controlling heating cooling, lights, and irrigation for the building. The current system is no longer supported and the new one will allow more efficient and consistent control of the building.
- Replace main building stair landings and stair treads.

Kent-Meridian

- Replace 15-year-old garbage compactors because the interior structures and mechanical parts are failing.
- Replace main building stair landings and stair treads.
- Repair asphalt damage caused by tree roots.
- Replace the water line from the gym to the shop building because the water pipe is rotting out.
- Replace restroom partitions: girls' restroom by room 111 across from room 266, and faculty women's restroom on the second floor.
- Replace restroom sinks and counters: across from graduation center, faculty women's restroom on the second floor, and PAC men's/women's restrooms.
- Replace sinks and floor mounted urinals in second floor boys' restroom.
- Paint nine portable exteriors.
- Replace roof on four portables.

- Replace 28,752 square feet of carpet in main building classrooms installed in 1990.
- Replace blinds/drapes.
- Replace stage curtains.
- Replace 1,390 square feet of carpet in classrooms and 9,155 square feet of carpet in the cafeteria installed in 1994.
- Replace main building classrooms and office univents and library HVAC equipment. Replace all exhaust fans in main building.
- Replace six portable classroom wood construction ramps with metal ramps.

Kentridge

- Replace 15-year-old garbage compactors because the interior structures and mechanical parts are failing.
- Replace HVAC and exhaust for the boy's and girl's locker room and replace remaining multizone HVAC units; shop building, art building, library, two cafe units and room A-20. (original 1968 equipment) Provide mechanical cooling for computer lab rooms A-11, A-12, A-13, A-18 and B-16. Install DDC control valves to limit sending water to fluid cooler in cold weather in the academy.
- Replace boiler.
- Paint three portable exteriors.
- Sand, refinish, and install new game lines in auxiliary gym.
- Replace 22,070 square feet of wood floor in the auxiliary gym installed in 1968.
- Replace main gym operable wall with wall curtain.
- Replace wrestling gym exterior door and jamb.
- Sand, refinish, and install new game lines in main gym.
- Replace single glazed windows with low-e gas filled energy efficient dual glazed units and/or reduce glazing area. Replace all transite window panels with metal panels similar to new office.
- Replace main gym doors and jambs (6 pairs).
- Replace outdated energy management system (EMS) with new Compass EMS controlling heating cooling, lights, and irrigation for the annex building. The current system is no longer supported and the new one will allow more efficient and consistent control of the building.

Kentwood

- Replace 15-year-old garbage compactors because interior structures and mechanical parts are failing.
- Replace PAC house incandescent lighting with dimmable fluorescent lighting.
- Replace HVAC equipment in main/auxiliary gyms and PAC.
- Repair asphalt damage caused by tree roots.
- Remove and repave PAC parking lot and south fire lane.
- Remove and replace 300 feet of curb.
- Replace restroom partitions: girls' 500 hall, PAC, 700 hall, and 100 hall restrooms, boys' PAC and 700 hall restrooms.

- Paint eight portable exteriors.
- Replace exterior auto shop door and jamb.
- Replace 59,027 square feet of carpet in main building classrooms installed in 1994/1995.
- Replace blinds throughout school (except annex).
- Replace single glazed windows with low-e gas filled energy efficient dual glazed units and/or reduce glazing area.
- Replace outdated energy management system (EMS) with new Compass EMS controlling heating cooling, lights, and irrigation for the annex building. The current system is no longer supported and the new one will allow more efficient and consistent control of the building.
- Annex – Add small boiler to ground source loop for cold weather operation (heat pumps damaged from low loop temp). Add low floor air return ductwork to weight room and gym. This will help the ground source heat pump system to maintain building heating requirements on cold days.

Academies

Kent Mountain View

- Replace HVAC equipment, univents and exhaust fans (all buildings) Installed in 1967.
- Complete 2006 plumbing replacement project in buildings A, B, D and remainder of C.
- Paint interior walls in all painted areas including interior/exterior doors and jambs.
- Replace and install new flooring carpet and tile installed in 1988, except rooms completed in 2011.
- Replace 2,856 square feet of rubber floor in the gym with Mondo Sport, a rubber flooring used in commercial applications.

Kent Phoenix

- Replace outdated energy management system (EMS) with new Compass EMS controlling heating cooling, lights, and irrigation for the building. The current system is no longer supported and the new one will allow more efficient and consistent control of the building.
- Convert time clock irrigation system to Direct Digital Control (DDC) system with leak detector and rain gauge for more efficient irrigation.
- Replace two boilers.
- Install domestic water backflow. Backflow devices are check valves that ensure water only flows one direction to help avoid contamination of water supply.
- Replace cafeteria flooring.
- Replace northwest auxiliary gym door and jamb.
- Replace single glazed windows with low-e gas filled energy efficient dual glazed units and/or reduce glazing area.
- Replace 5,165 square feet of carpet in the library and faculty installed in 1990/1991.



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Other Facilities

Administration Center

- Replace outdated energy management system (EMS) with new Compass EMS controlling heating cooling, lights, and irrigation for the administration center, central kitchen, ESB, grounds and maintenance buildings. The current system is no longer supported and the new one will allow more efficient and consistent control of the building.
- Upgrade or replace heat pump economizer duct system for energy conservation and add demand ventilation controls including board room.
- Repair asphalt damage caused by tree roots.
- Repave drive in 2 locations south side of Admin.
- Install domestic water backflow
- Replace roof on small athletics shed next to the central kitchen.
- Paint four portable exteriors.
- Install new carpet in all areas not previously carpeted (IAQ).
- Replace one portable wood construction ramp with metal ramp.
- Replace exhaust fans in cook/chill area of the central kitchen.

French Field

- Install heaters in maintenance shop and the east side men's and women's restrooms
- Upgrade football field/stadium lighting and replace two wooden light poles.
- Repaint all exterior and interior surfaces of grandstands, locker rooms, concession areas, restrooms, handrails, etc.
- Replace seating in both stadiums.
- Install full-size emergency generator including circuits, panels and transfer switch equipment.
- Renovate stadium entrance and ticket booths on east side.
- Replace outdated energy management system (EMS) with new Compass EMS controlling heating cooling, lights, and irrigation for the building. The current system is no longer supported and the new one will allow more efficient and consistent control of the building.
- Renovate restrooms.

Transportation

- Install full DDC controls for HVAC, exterior lighting, ventilation, HW, HW pumps
- Repave west drive, southeast bus lot drive and south of gas pumps.