LINCOLN COUNTY
SCHOOL DISTRICT

Dr. Majalise Tolan
Superintendent

District Office | Teaching & Learning Center
1212 NE Fogarty Street, Newport, OR 97365
PO Box 1110, Newport, OR 97365
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www.lincoln.k12.or.us

Board of Directors
NOTICE OF A BOARD MEETING
Special Session of the Board

Date	**Tuesday, January 27, 2026**
Time	**5:00 PM**
Place	**Teaching & Learning Center, 1212 NE Fogarty Street, Newport, OR 97365**

The Lincoln County School District Board of Directors has scheduled a Special Session of the Board of the Board beginning at 5:00 PM.

Public comment will only be heard if a specific public comment time is designated on the agenda. Not all meetings of the Board have public comment.
If you are a member of the community and wish to speak before the Board, please email the following information to eddie.symington@lincoln.k12.or.us by **12:00 pm on the business day prior to the meeting: Name, address and phone number (optional), and topic.** Once your request is received, you will be contacted with details regarding making the comment during the meeting. Public comment cards will also be available at the door and must be completed and given to the Board Secretary. All public comment will follow Board Policy BDDH – "Public Comment at Board Meetings."

The session will be streamed and can be accessed by visiting our website.

The agenda is attached.

The meeting location is accessible to persons with disabilities. A request for an interpreter for the hearing impaired or for other accommodations for persons with disabilities should be made at least 48 hours before the meeting.

THIS NOTICE SATISFIES THE REQUIREMENTS OF ORS 192.630, 192.640 AND 332.045.
For further information or to request accommodations, please contact:
Eddie Symington, Assistant to the Superintendent and School Board
Lincoln County School District | 1212 NE Fogarty | Newport, OR 97365

LINCOLN COUNTY SCHOOL DISTRICT
Board of Directors – Special Session of the Board
Tuesday, January 27, 2026 - 5:00 PM
Teaching & Learning Center, 1212 NE Fogarty Street, Newport, OR 97365

Agenda

1. Call to Order & Establishment of a Quorum
2. Action Items
    2.a. Facilities & Maintenance/Transportation/Food Services/Technology
        2.a.1. Auditorium Schematic Design Services Prop

LINCOLN COUNTY SCHOOL DISTRICT
REGULAR BOARD MEETING AGENDA
1/27/2026

TOPIC: Auditoruin Schematic Design Services Proposal

PREPARED BY: Annette Brooks-Flatt

WILL BE PRESENTED BY: Rich Belloni

TYPE OF ITEM: Consent ☐ Information ☐ Discussion ☐ Decision ☒

DESCRIPTION OF AGENDA ITEM:

Proposal for schematic design services for the following auditoriums
Glas Architect
Toledo JR/SR High $295,000 with a reimbursement allowance of $6,000
Waldport High $280,000 with a reimbursement allowance of $6,000

Capri Architecture
Newport High $270,000 with a reimbursement allowance of $9,000

Facilities and Maintenance will ask the boards to approve the proposals for Glas Architect and Capri Architecture Proposal

SUPERINTENDENT'S RECOMMENDATION:

ADDITIONAL MATERIAL Attached: Yes ☐ No ☐ Available: Yes ☐ No ☐

capriarchitecture
OREGON COAST ARCHITECTS

December 10, 2025

LCSD Newport Auditoriums Schematic Design Fee Proposal

Rich,

Thank you for the opportunity to provide a proposal for schematic design services for the LCSD Newport Auditorium.

Background:

GLAS Architects, Hacker Architects, Capri Architecture and Shalleck Collaborative developed a conceptual design document with the help of the Lincoln County School District. This document is attached and forms the foundation for the schematic design phase that is outlined below.

Refine Site Options:

- Review Final Geotechnical Report
- Coordinate with Geotechnical Engineer on Recommendations
- Review City of Newport Requirements for setbacks, landscape buffers, parking, stormwater discharge, fire apparatus access, fire hydrants, etc.
- Site visit (Capri, Hacker, and Civil if needed)
- Make site recommendation
- It is assumed that LCSD will contract with a surveyor to provide necessary survey information once a site is selected.
- Coordinate with Glas Architecture to standardize approach

Develop Schematic Design / Site design:

- Develop the conceptual design into a Schematic Design
- Reduce building SF to 12,000 for each site.
- Develop outdoor space utilization requirements / needs.

- Generate a preliminary schematic design based on the concept. Design will include elevations, sections, site plan and floor plans and massing. This will be an iterative process with three meetings with each school's core personnel (principal, band instructor, drama instructor). Meetings will be primarily online.
- Sustainable design charrette with consultants and Energy Trust of Oregon (online).
- Work with Theater Consultant to refine theater layout.
- Work with Theater Consultant to make preliminary equipment selections.
- Work with Theater Consultant to identify infrastructure requirements (exhaust, loading, etc.) and coordinate with MEP engineers.
- Renderings – Interior and exterior to allow LCSD to visualize the project.
- Hold an initial predevelopment meeting with the city and the fire marshal.
- Hold an initial and follow-up constructability review with the CMGC where systems are discussed and a cost / benefit analysis will be considered (two online meetings).
- Hold SD meetings with the consultants and LCSD (facilities only for MEP, larger group for site / civil design).
- Work with consultants to develop schematic design narratives and diagrams for Civil, Structural, Mechanical, Plumbing, Electrical, fire protection, and acoustics. (four meetings).
- Review preliminary materials for exterior finishes.
- Develop a budget allowance and test fit for furniture.
- Develop a budget allowance and list of potential lighting / sound equipment.
- Help LCSD identify owner-provided equipment – if any.

SD Estimate:

- Provide SD Design and Narratives to estimating consultant and CMGC for estimating.
- Reconcile the two estimates and review with LCSD.

Deliverables:

- Schematic Design Site Plan, Site Sections, Floor Plans, Elevations and Sections
- Preliminary code analysis
- Renderings / Massing – interior and exterior
- FF&E Test Fit for cost analysis.
- Schedule of generic equipment type (not exact model)
- Outline Specifications
- Schematic Design Narratives / drawings
- Schematic Design Estimate

Schedule:

- Start of Schematic Design: December 10, 2025 (Newport)
- Schematic Design Draft to CMGC and Cost Consultant: February 18, 2025 (Newport)
- Newport SD estimate reconciled: Complete (TBD)

Subconsultants:

- Design Consultant: **Hacker Architects**
- Theater Design Consultant: **Shalleck Collaborative**
- AV Systems: **Shalleck Collaborative**
- Civil Engineer: **Mazzetti**
- Structural Engineer: **KPFF**
- Mechanical / Electrical / Plumbing / Low Voltage Fire Protection Engineer: **KCL**
- Acoustical Engineer: **ABD Engineering**
- Estimating: **Rider Levett Bucknall**

capriarchitecture
OREGON COAST ARCHITECTS

Fee:

The fee to perform the schematic design for Newport High School outlined above is $**270,000** with a reimbursable expense allowance of $**9,000**.

Exclusions:

- Work associated with subsequent phases (DD, CD, Bidding, CA and Closeout)
- Landscape Design
- Multiple Packages
- Work associated with projects other than the Auditorium Building
- Geotechnical Survey
- Survey

Please do not hesitate to reach out should you have any questions or need any additional information associated with this proposal.

Sincerely,

Dustin Capri, AIA

Principal | Partner, Capri Architecture, LLC

Mr. Rich Belloni

Facilities Director Lincoln County School District

Attached: LCSD Auditoriums Board Package

December 10, 2025

LCSD Waldport / Toledo Auditoriums Schematic Design Fee Proposal

Rich Belloni, Facilities Director, Lincoln County School District

Thank you for the opportunity to provide a proposal for schematic design services for the LCSD Waldport and Toledo Auditoriums.

Background:

GLAS Architects, Hacker Architects, Capri Architecture and Shalleck Collaborative developed a conceptual design document with the help of the Lincoln County School District. This document is attached and forms the foundation for the schematic design phase that is outlined below.

Refine Site Options:

- Review Final Geotechnical Report
- Coordinate with Geotechnical Engineer on Recommendations
- Review Lincoln County Requirements for setbacks, landscape buffers, parking, stormwater discharge, fire apparatus access, fire hydrants, etc.
- Site visit (GLAS, Hacker, and Civil if needed)
- Make site recommendation
- It is assumed that LCSD has contracted with a surveyor to provide necessary survey information once a site is selected.
- Coordinate with Capri Architecture to standardize approach

Develop Schematic Design / site design:

- Develop the conceptual design into a Schematic Design
- Reduce building SF to 12,000 for each site.
- Develop outdoor space utilization requirements / needs.
- Generate a preliminary schematic design based on the concept. Design will include elevations, sections, site plan and floor plans and massing. This will be an iterative

process with three meetings with each school's core personnel (principal, band instructor, drama instructor). Meetings will be primarily online.

- Sustainable design charrette with consultants and Energy Trust of Oregon (online)
- Work with Theater Consultant to refine theater layout.
- Work with Theater Consultant to make preliminary equipment selections.
- Work with Theater Consultant to identify infrastructure requirements (exhaust, loading, etc) and coordinate with MEP engineers.
- Renderings – Interior and exterior to allow the school district to visualize the project.
- Hold an initial predevelopment meeting with the city, and fire marshal (second meeting during DD).
- Hold an initial and follow-up constructability review with the CMGC where systems are discussed and a cost / benefit analysis will be considered (Two online meetings).
- Hold SD meetings with the consultants and LCSD (facilities only for MEP, larger group for site / civil design).
- Work with consultants to develop schematic design narratives and diagrams for Civil, Structural, Mechanical, Plumbing, Electrical, fire protection, and acoustics. (Four meetings).
- Review preliminary materials for exterior finishes.
- Develop a budget allowance and test fit for furniture.
- Develop a budget allowance and list of potential lighting / sound equipment.
- Help LCSD identify owner provided equipment – if any.
- Work with LCSD to complete SD for the Toledo HS Videography Space (no consultant work for that space included in this proposal).

SD Estimate:

- Provide SD Design and Narratives to estimating consultant and CMGC for estimating.
- Reconcile the two estimates and review with LCSD.

GLAS ARCHITECTS, LLC

Deliverables:

- Schematic Design Site Plan, Site Sections, Floor Plans, Elevations and Sections.
- Preliminary code analysis
- Renderings / Massing – interior and exterior
- FF&E Test Fit for cost analysis.
- Schedule of generic equipment type (not exact model).
- Outline Specifications
- Schematic Design Narratives / drawings
- Schematic Design Estimate

Schedule:

- Start of Schematic Design: December 10, 2025 (Toledo)
- Start of Schematic Design: February 9, 2025 (Waldport)
- Schematic Design Draft to CMGC and Cost Consultant: February 6, 2025 (Toledo)
- Schematic Design Draft to CMGC and Cost Consultant: April 10, 2025 (Waldport)
- Toledo SD estimate reconciled: Complete (TBD)
- Waldport SD estimate reconciled: Complete (TBD)

Subconsultants:

- Design Consultant: **Hacker Architects**
- Theater Design Consultant: **Shalleck Collaborative**
- AV Systems: **Shalleck Collaborative**
- Civil Engineer: **Mazzetti**
- Landscape Architect: **Ground Workshop**
- Structural Engineer: **KPFF**
- Mechanical / Electrical / Plumbing / Low Voltage Fire Protection Engineer: **KCL**
- Photo Voltaic System Pre-Design: **KCL**
- Acoustical Engineer: **Acoustics By Design**
- Estimating: **Rider Levett Bucknall**

GLAS
ARCHITECTS, LLC

Fee:

The fee to perform the schematic design for Toledo High School outlined above is $**295,000** with a reimbursable expense allowance of $**6000**.

The fee to perform the schematic design for Waldport High School outlined above is $**280,000** with a reimbursable expense allowance of $**6000**.

Exclusions:

- Work associated with subsequent phases (DD, CD, Bidding, CA and Closeout)
- Multiple Packages
- Landscape Design
- Work associated with projects other than described above
- Geotechnical Survey
- Survey

Please do not hesitate to reach out should you have any questions or need any additional information associated with this proposal.

Sincerely,

Chris Walkup, AIA

Principal | Member, GLAS Architects, LLC

Attached: LCSD Auditoriums Board Package

2.a.2. Auditorium CM/CG

LINCOLN COUNTY SCHOOL DISTRICT
REGULAR BOARD MEETING AGENDA
1/27/2026

TOPIC: Intent to Award Auditiorum CM/GC

PREPARED BY: Annette Brooks-Flatt

WILL BE PRESENTED BY: Rich Belloni

TYPE OF ITEM: Consent ☐ Information ☐ Discussion ☐ Decision ☒

DESCRIPTION OF AGENDA ITEM:

Construction Manager/General Contractor (CM/GC) for Newport High School, Toledo JR/SR High School and Waldport High School Auditoriums.

Six proposals were received: CB Construction Inc, DSL Builders LLC, Fortis Construction, Gerding Builders, O'Brien Design+Build, Pacific Tech Construction, P&C Construction and Todd Construction.

Director Rich Belloni and the Interview Committee recommends approval of the CM/GC of the Auditorium of the companies below with a 7-day appeal period

Newport High Fortis Construction
Toledo JR/SR High Todd Construction
Waldport High DSL Builders

SUPERINTENDENT'S RECOMMENDATION:

ADDITIONAL MATERIAL Attached: Yes ☐ No ☐ Available: Yes ☐ No ☐

9/20/13 lku

2.a.3. YV Seismic CM/GM

LINCOLN COUNTY SCHOOL DISTRICT
REGULAR BOARD MEETING AGENDA
1/27/2026

TOPIC: Yaquina View Elementary Phase 2 Construction Manager/General Contractor (CM/GC)

PREPARED BY: Annette Brooks-Flatt

WILL BE PRESENTED BY: Rich Belloni

TYPE OF ITEM: Consent ☐ Information ☒ Discussion ☐ Decision ☐

DESCRIPTION OF AGENDA ITEM:

Construction Manager/General Contractor (CM/GC) for seismic rehabilitation at Yaquina View Elementary School Phase 2.

Six proposals were received: Brockamp & Jaeger, INC, CB Construction Inc, DSL Builders LLC, McCormack Construction, O'Brien Design+Build, Pacific Tech Construction.

Director Rich Belloni and the Interview Committee recommends the LCSD School Board to approve Intent to Award Request for Proposal to DSL Builders LLC on February 10, 2026 with a 7-day appeal period.

SUPERINTENDENT'S RECOMMENDATION:

ADDITIONAL MATERIAL Attached: Yes ☐ No ☐ Available: Yes ☐ No ☐

9/20/13 lku

2.a.4. Waldport Network Upgrades BG-3

Quote # 202506-109923_R2_Lincoln County SD_Juniper Wired and Wireless 2025.

Quote Expires: 12/16/2025

Company Name: Lincoln County School District
Contact: Joshua Bates
Email: joshua.bates@lincoln.k12.or.us
Phone: (541) 265-3231

Account Executive: Collin Hughes
9675 SE 36th St, Ste 110 - Mercer Island, WA 98040 - 206.370.4109
Toll Free 800.881.0962 - Order Fax 888.729.0997

Lincoln County SD - Juniper Wired & Wireless Project

***Priced Per NASPO Contract AR3232, Plus Additional Discounts**

Line Item	Part Number	Description	Qty.	Unit Sale Price	Ext. Sale Price
1		Juniper – (x15) EX4100 48-Port Multi-Gig Switch, (x15) US C13 Power Cords, (x15) 920W AC PSUs & (x30) 1m 25G SFP28 DAC Cables			$57,005.25
2		Juniper – (x15) EX4100-48MP Wired Assurance & VNA Subscription – 3 Year Term			$8,393.10
3		Juniper – (x2) EX4400-24X Switch, (x2) US C13 Power Cords, (x2) 550W AC PSUs & (x2) 1m 100G QSFP28 DAC Cables			$11,663.12
4		Juniper – (x2) EX4400-24X Advanced Software Licenses (Class 2, Perpetual) & (x2) EX4400-24X Wired Assurance & Virtual Network Assistant Subscriptions – 3 Year Term			$2,188.22
5		Juniper – (x2) EX4000-12MP 12-Port Multi-Gig Switch & (x2) EX4000 Wall Mount Kits			$1,417.82
6		Juniper – (x2) EX4000-12MP Wired Assurance & Virtual Network Assistant (VNA) Subscription – 3 Year Term			$509.58
7		Juniper – (x53) AP36 Premium Performance Wi-Fi 7 & (x53) AP36 Subscriptions for 2 Services – 3 Year Term			$43,805.03
8		Juniper – (x17) AP47 Premium Performance Wi-Fi 7 & (x17) AP47 Subscriptions for 2 Services – 3 Year Term			$18,972.17
9		Juniper – (x10) 10G SFP+ MMF Cables			$1,664.30
10		Juniper – (x6) AP66 Premium Performance Wi-Fi 7, (x6) Flush Mount Bracket & (x6) AP66 Subscriptions for 2 Services – 3 Year Term			$6,424.02
		Ground Shipping:			$0.00
		GRAND TOTAL:			$152,042.61

Juniper/Mist policy states that all orders placed are non-returnable/non-cancelable

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Line Item	Part Number	Description	Qty.	Unit Sale Price	Ext. Sale Price

Solution Line Item Detail:

Juniper – (x15) EX4100 48-Port Multi-Gig Switch, (x15) US C13 Power Cords, (x15) 920W AC PSUs & (x30) 1m 25G SFP28 DAC Cables

11	**EX4100-48MP**	EX4100 48-PORT MULTI-GIG POE	15	$3,314.98	$49,724.70
12	**CBL-PWR-C13-US-48P**	2.5M STRAIGHT C13 15A/125V POWER CORD AC US/CANADA	15	$18.45	$276.75
13	**JPSU-920-AC-AFO**	EX3400 920W AC PS FRONT-TO-BACK AIRFLOW PWR CORD ORDERED SEPARATELY	15	$388.52	$5,827.80
14	**JNP-SFP-25G-DAC-1M**	1M PASSIVE SFP 25GBASE DIRECT ATTACH COPPER CABLE	30	$39.20	$1,176.00
		Subtotal			**$57,005.25**

Juniper – (x15) EX4100-48MP Wired Assurance & VNA Subscription – 3 Year Term

15	**SUB-EX48-2S-3Y-COR**	3YR / 2 SVC WIREDASSUR SUB EX48 INCL J-CARE CORE FOR EX23 34 43	15	$559.54	$8,393.10
		Subtotal			**$8,393.10**

Juniper – (x2) EX4400-24X Switch, (x2) US C13 Power Cords, (x2) 550W AC PSUs & (x2) 1m 100G QSFP28 DAC Cables

16	**EX4400-24X**	24X10GBASEX SWITCH W/ 2X100G	2	$5,479.93	$10,959.86
17	**CBL-EX-PWR-C13-US**	US POWER CABLE	2	$17.29	$34.58
18	**JPSU-550-C-AC-AFO**	550W COMPACT AC AFO PS FOR EX4400 SWITCHES	2	$237.50	$475.00
19	**JNP-100G-DAC-1M**	QSFP28 TO QSFP28 ETHERNET DIRECT ATTACH COPPER TWINAX CU	2	$96.84	$193.68
		Subtotal			**$11,663.12**

Juniper – (x2) EX4400-24X Advanced Software Licenses (Class 2, Perpetual) & (x2) EX4400-24X Wired Assurance & Virtual Network Assistant Subscriptions – 3 Year Term

20	**S-EX-A-C2-P**	SW EX A C2 PRPL	2	$599.51	$1,199.02
21	**SUB-EX24-2S-3Y-N**	3YR SUB WAANDVNA SVC ND F/ EX24 PORT SWITCHES	2	$494.60	$989.20
		Subtotal			**$2,188.22**

Line Item	Part Number	Description	Qty.	Unit Sale Price	Ext. Sale Price
	Juniper – (x2) EX4000-12MP 12-Port Multi-Gig Switch & (x2) EX4000 Wall Mount Kits				
22	**EX4000-12MP**	EX4000 12P MULTI-GIG WITH 4X 100M/1G/2.5GBASET 8X 10/100/1000BAS	2	$690.46	$1,380.92
23	**EX4000-WMK**	WALL MOUNT KIT FOR EX4000-8P EX4000-12T EX4000-12P AND EX4000-12	2	$18.45	$36.90
		Subtotal			**$1,417.82**
	Juniper – (x2) EX4000-12MP Wired Assurance & Virtual Network Assistant (VNA) Subscription – 3 Year Term				
24	**SUB-EX12-2S-3Y-COR**	3YR / 2 SVC WIREDASSUR SUB EX12 INCL J-CARE CORE FOR EX23 34 43	2	$254.79	$509.58
		Subtotal			**$509.58**
	Juniper – (x53) AP36 Premium Performance Wi-Fi 7 & (x53) AP36 Subscriptions for 2 Services – 3 Year Term				
25	**AP36-US**	MIST AP36 INT ANTENNA -US ONLY	53	$516.77	$27,388.81
26	**SUB-2S-3Y**	3YR / 2SVC CLOUD SUB FOR 1 AP CLOUD FUNCTIONS WARRANTY	53	$309.74	$16,416.22
		Subtotal			**$43,805.03**
	Juniper – (x17) AP47 Premium Performance Wi-Fi 7 & (x17) AP47 Subscriptions for 2 Services – 3 Year Term				
27	**AP47-US**	MIST AP47 INT ANTENNA W/VBLE-US ONLY	17	$806.27	$13,706.59
28	**SUB-2S-3Y**	3YR / 2SVC CLOUD SUB FOR 1 AP CLOUD FUNCTIONS WARRANTY	17	$309.74	$5,265.58
		Subtotal			**$18,972.17**
	Juniper – (x10) 10G SFP+ MMF Cables				
29	**SFP-10G-LRM-C**	SFP+ 10G MMF 220M AND SMF 300M STD TEMP 5-85 DEG C DUPLEX LC	10	$166.43	$1,664.30
		Subtotal			**$1,664.30**

Line Item	Part Number	Description	Qty.	Unit Sale Price	Ext. Sale Price
		Juniper – (x6) AP66 Premium Performance Wi-Fi 7, (x6) Flush Mount Bracket & (x6) AP66 Subscriptions for 2 Services – 3 Year Term			
30	**AP66-US**	MIST AP66 OUTDOOR INT ANTENNA US ONLY	6	$719.43	$4,316.58
31	**APOUTBR-FM**	FLUSH MNT BRACKET OTDR AP WALL POLE MOUNTING	6	$41.50	$249.00
32	**SUB-2S-3Y**	3YR / 2SVC CLOUD SUB FOR 1 AP CLOUD FUNCTIONS WARRANTY	6	$309.74	$1,858.44
		Subtotal			**$6,424.02**

Prepared by: Zack Garnett

Please contact the person listed above at Structured for any questions regarding this quotation.

Line Item	Part Number	Description	Qty.	Unit Sale Price	Ext. Sale Price

Notes:

1. Client acknowledges and agrees that the by signing this quotation, issuing a purchase order referencing this quotation, or otherwise accessing or utilizing the solution outlined in this quotation that the Structured Communication Systems, Inc. Standard Terms and Conditions, which can be found at http://www.structured.com/terms/, apply to this and all quotations.
   Further, the Client acknowledges and agrees that the use, title, interest, rights and warranties associated with the solution outlined in this quotation are governed by the applicable manufacturer end-user license agreement, software license agreement, subscription agreement, warranty terms and/or maintenance/support contract.
2. Prices do not include shipping charges. All shipping charges are FOB origin and will be added at time of invoice. Prices do not include Sales Tax. Sales tax rates are an estimate and are subject to change. Rates are dictated by the state into which the solution is being shipped. Freight may be taxable, depending upon state regulations. Please note that pricing outlined in this quotation does not include tariffs or any other international or national tax or duty (if any) that may be levied against some or all of the products by the applicable manufacturer at the time of procurement by Structured for the benefit of the Client. As such, any such tariffs, taxes or duties are the sole responsibility of the Client and will be passed through by Structured to the Client at the time of invoicing.
3. Net 20 day terms are available with approved credit. Structured will accept pre-payment or Visa/MasterCard without approved credit; please note that all credit card transaction will also incur a three percent (3%) transaction fee. All quotes and proposals are calculated using US Dollars.
4. Quotes are valid for 30 days. Structured reserves the right to adjust prices at any time according to manufacturer price changes or material changes in circumstances that affect the scope of services proposed herein. In the event that the expiration date has been exceeded, please contact your Account Representative for an updated quote.
5. **Remit To Address:** 9200 SE Sunnybrook Blvd., Suite 300, Clackamas OR, 97015

This quotation contains information that is privileged and confidential. The information contained in this quotation is intended only for use of the person to whom it is addressed. If the reader of this quotation is not (1) the intended recipient or (2) the employee or agent responsible to deliver it to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited.

WHEN PLACING YOUR ORDER, PLEASE FAX OR EMAIL TO: 888-729-0997 or orders@structured.com

Please fill out all of the below information to ensure that your order is processed as efficiently as possible.

Signature: _____ **Date:** _____

	Shipping Address:	**Billing Address:**
Street:		
City, ST Zip:		
Contact:		
Phone:		
Email:		

Preferred Shipping Method: **Ground**_____ **2nd Day**_____ **Overnight**_____

Date Needed:

Customer Reference / Purchase Order Number:_____

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Lincoln County School District Predictive Design Report

11/26/2025



Name: **LCSD-PredictiveDesign-Report**

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Executive Summary

Lincoln County School District (LCSD) has engaged Structured Communications (Structured) to create a wireless network predictive design for the Crestview Heights and Waldport High Schools. The WLAN Predictive was designed around the 5GHz and 6GHz spectrum as the primary connectivity for client devices. The 5GHz band provides more bandwidth with better interference avoidance compared with the 2.4GHz band. The 6GHz more than doubles the available channels compared to the 5GHz band and is the newest available spectrum for wireless devices. The 6GHz band offers a cleaner spectrum with significant gains in bandwidth. LCSD has an existing wireless network using Cisco Meraki infrastructure. The current design is a high-density design with an AP in every classroom to support the ever-growing client device demands. Structured has attempted to re-use cable drops to minimize the expenditure of installing new cabling. However, Structured recommends repositioning APs to provide better spacing between access points and provide better coverage. The repositioning of APs can only be possible if there is a service loop for the existing cable drops. Structured also planned additional APs for areas common areas that could potentially have more users congregated.

Structured has selected the Juniper Mist AP36 access points for the WLAN implementation within classrooms. The AP36 is the latest generation of Wi-Fi 7 access points offered by Juniper Networks. The AP36 is a tri-band access points offering support in the 2.4GHz, 5GHz, and 6GHz bands. This AP model is a budget friendly access points that do not include the BLE arrays. The AP37 has 4x4:4 radios chains for the 5/6GHz band and 2x2:2 radios chains for the 2.4GHz band.

For the common areas that will see a greater number of users congregated (Gyms, Cafeterias, etc.), Structured has selected the Juniper Mist AP47 access point. The AP47 is the latest generation of Wi-Fi 7 access points offered by Juniper Networks and is their flag ship AP. The AP47 is a tri-band access point offering support in the 2.4GHz, 5GHz, and 6GHz bands. This AP model is designed for high-capacity areas as it has 4x4:4 radios chains for the 2.4, 5, 6GHz bands.

The selected APs should be mounted to the ceilings, ensuring that the APs are horizontally mounted. If APs are unable to be mounted to a ceiling, it is recommended that 90-degree wall mounts are purchased to orientate the APs appropriately.

Industry best practice aims to provide Primary and Secondary coverage with -67dBm RSSI or better for the 5GHz and 6GHz band. This ensures that client devices can achieve the highest MCS rates, providing higher throughput and provide enough coverage for healthy client device roaming. The 2.4GHz band is considered best effort and only provides Primary Coverage at -67dBm RSSI or better.

The Juniper Mist access points used in the predictive design have their transmit power statically set to the following values:

- 2.4GHz: 6dBm
- 5GHz: 12dBm

- 6GHz: 15dBm

This follows industry best practice of keeping the 5GHz radios set to 6-10dBm higher than the 2.4GHz radios. The 6GHz radios are configured slightly higher than the 5GHz radios since the 6GHz signal will attenuate slightly faster than the 5GHz radios through objects. In practice, the wireless network infrastructure will typically have a small transmit power range to allow APs to adjust their transmit power dynamically as the environment changes. Using lower transmit power values in the predictive design ensures that APs can use a range of transmit powers once deployed without maxing out the transmit power and leaving coverage gaps.

This predictive WLAN design provides an estimate of wireless coverage based on modeling tools and assumptions. Actual performance may vary due to real-world factors such as building materials and furnishings. In most cases, predictive designs are accurate enough for deployment, but more complex environments may benefit from additional on-site validation.

Based on the predictive design results it was determined that Lincoln County School District will require a total of 70 access points. The models are broken down below:

- Juniper AP36: 53
- Juniper AP47: 17

Crestview Heights

Summary:
Crestview Heights is primarily a single floor building with one room located on a second level. The school building has several classrooms and offices which will utilize the AP36 access points. The school also has a Gym, Stage, Cafeteria, and a large media room which will require the AP47 access points.

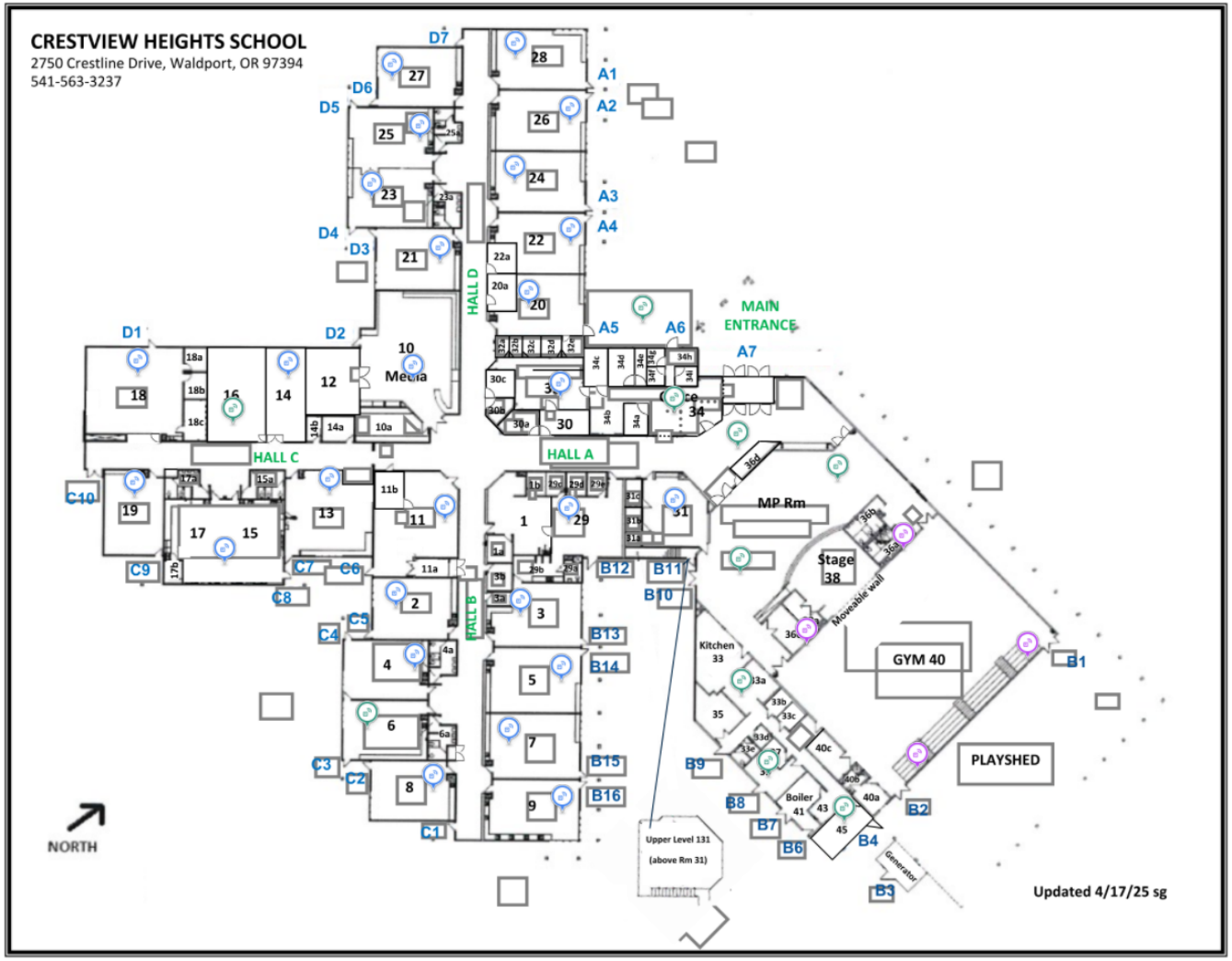
AP Vendor: Juniper Mist AP36 and AP47

Predictive Report:
https://us.hamina.com/share/1a645705-675b-4a0e-bc0c-b2b43f758b84
Password: Ts_SYU!c0wWf

APS REQUIRED: 5
- AP36: 34
- AP47: 7
    - 4 of them will be wall mounted using 90-Degree wall mounting brackets.

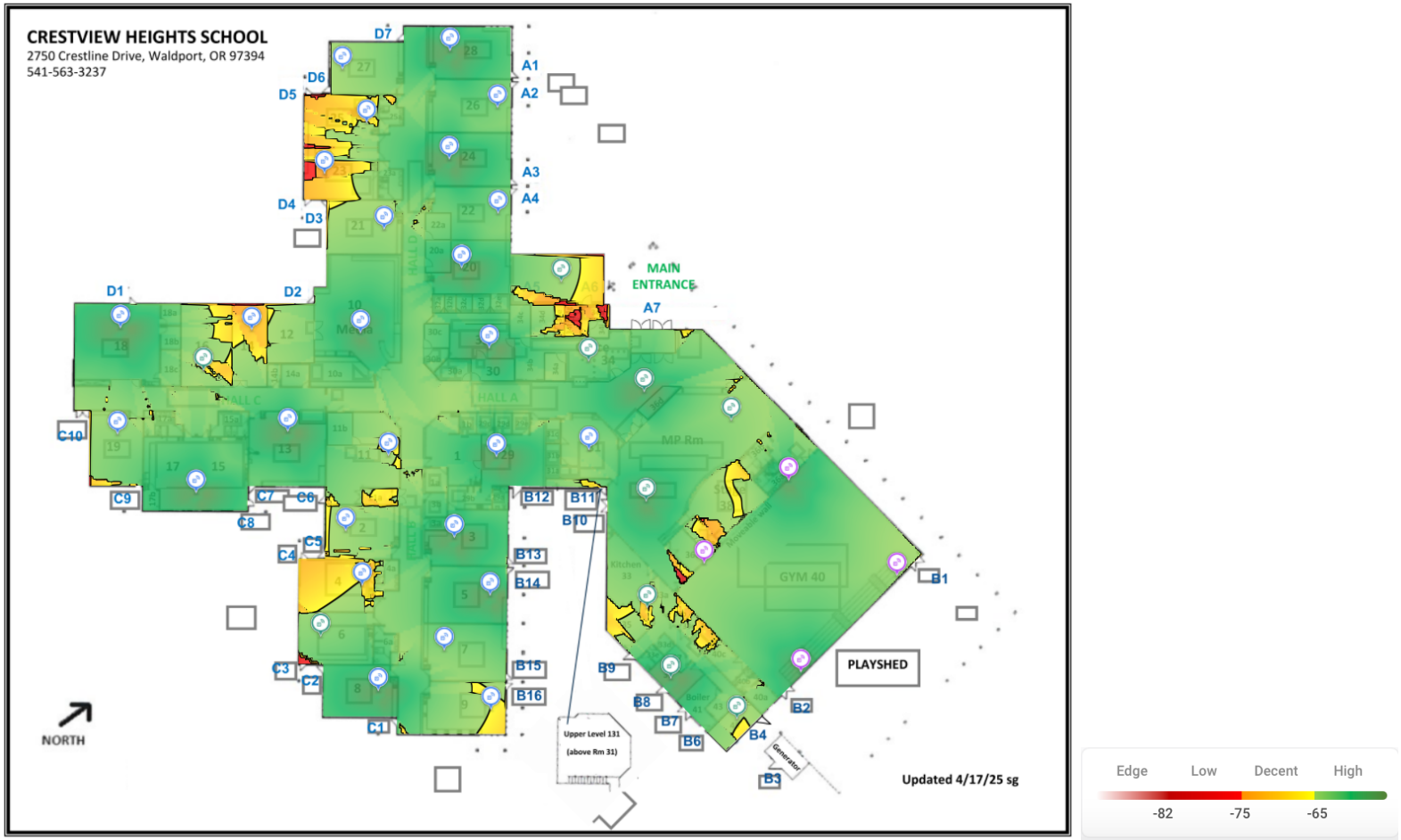
APs are color coded to indicate special characteristics:
- GREEN: New AP Locations requiring new CAT6A cable drops.
- BLUE: AP Mounted where existing APs are located.
    - Note that the goal is to have APs re-positioned for optimal spacing and coverage. If the existing cable drops do not have a service loop, then LCSD will need to decide if they want to install new CAT6A cables, run longer patch cables to reach the new locations, or simply place APs at the existing locations.
- PINK: New AP Location with a 90-Degree wall mount bracket.

Floor 01


CRESTVIEW HEIGHTS SCHOOL
2750 Crestline Drive, Waldport, OR 97394
541-563-3237
NORTH
MAIN ENTRANCE
HALL A
HALL B
HALL C
HALL D
MP Rm
Stage
38
Moveable wall
GYM 40
PLAYSHED
Kitchen
33
Media
10
Boiler
41
Upper Level 131
(above Rm 31)
Generator
Updated 4/17/25 sg

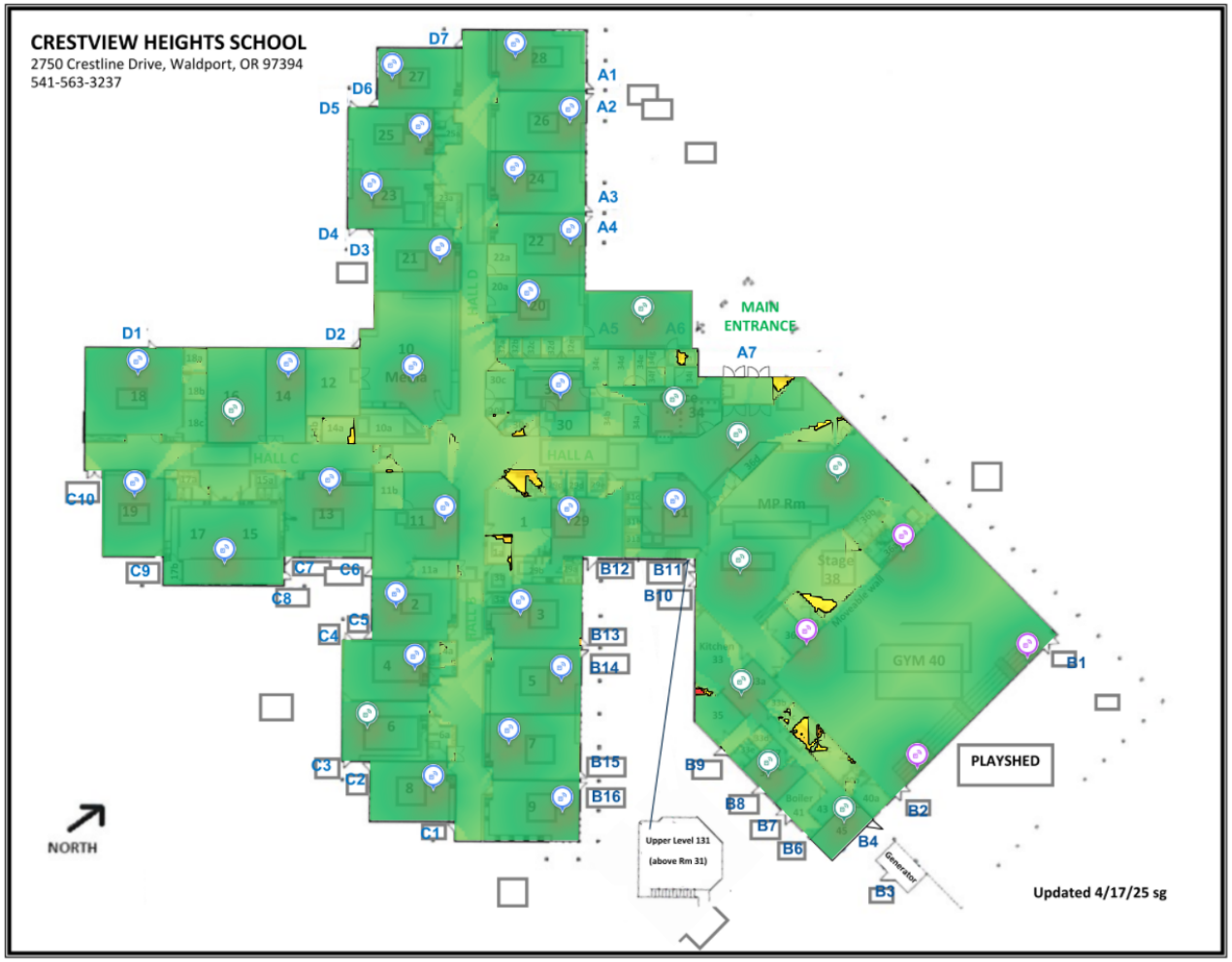
Primary Coverage for Floor 01 on 2.4 GHz band

Primary Coverage – Or the strongest signal from the closest AP, is the first requirement for a wireless network. Low Primary Coverage mean unreliable wireless connectivity and slower throughput for client devices. **The predictive design is configured to disable unnecessary interfering 2.4GHz radios.**



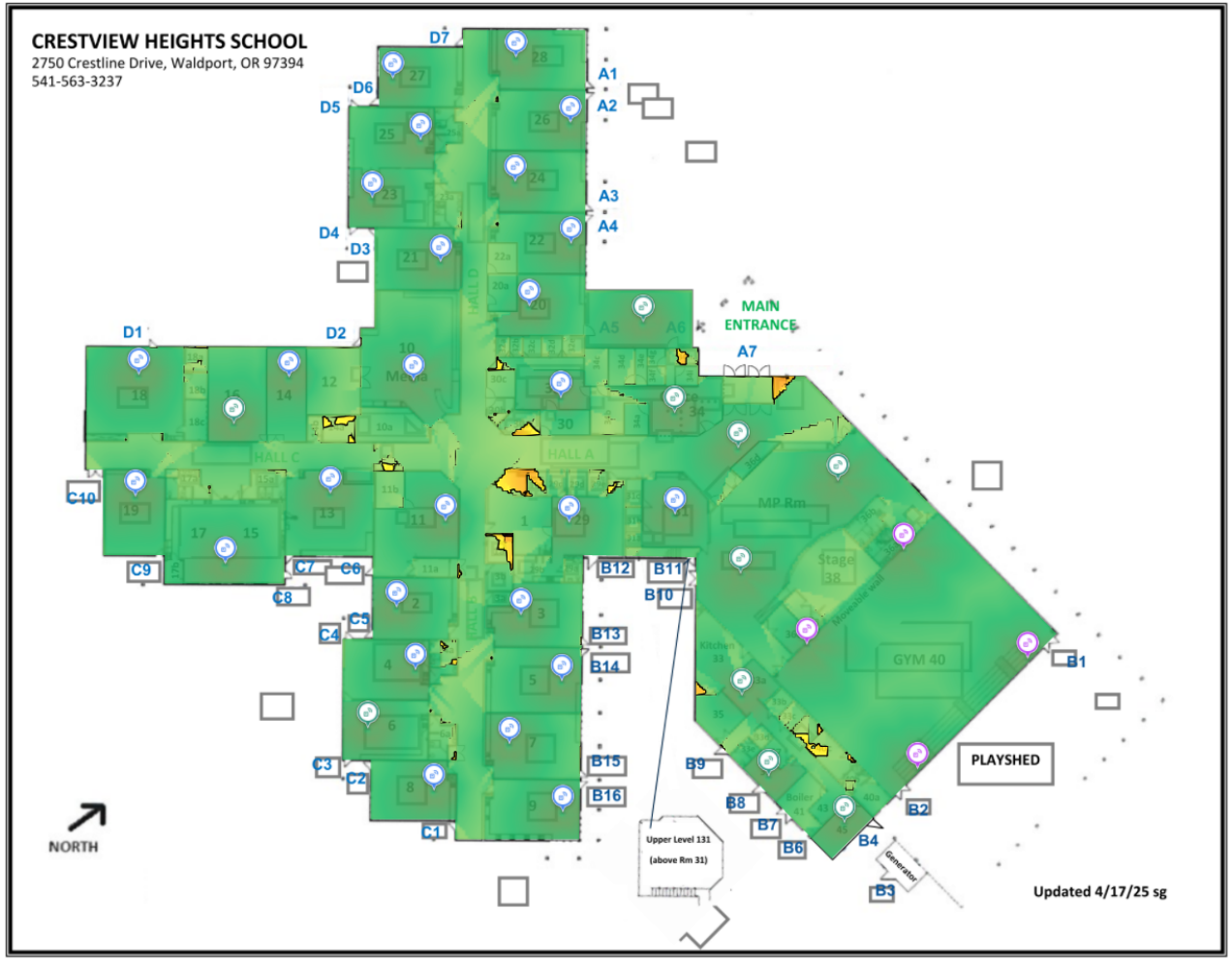
Primary Coverage for Floor 01 on 5 GHz band

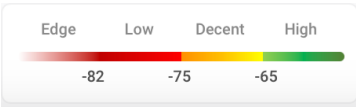
Primary Coverage – Or the strongest signal from the closest AP, is the first requirement for a wireless network. Low Primary Coverage mean unreliable wireless connectivity and slower throughput for client devices.



Primary Coverage for Floor 01 on 6 GHz band

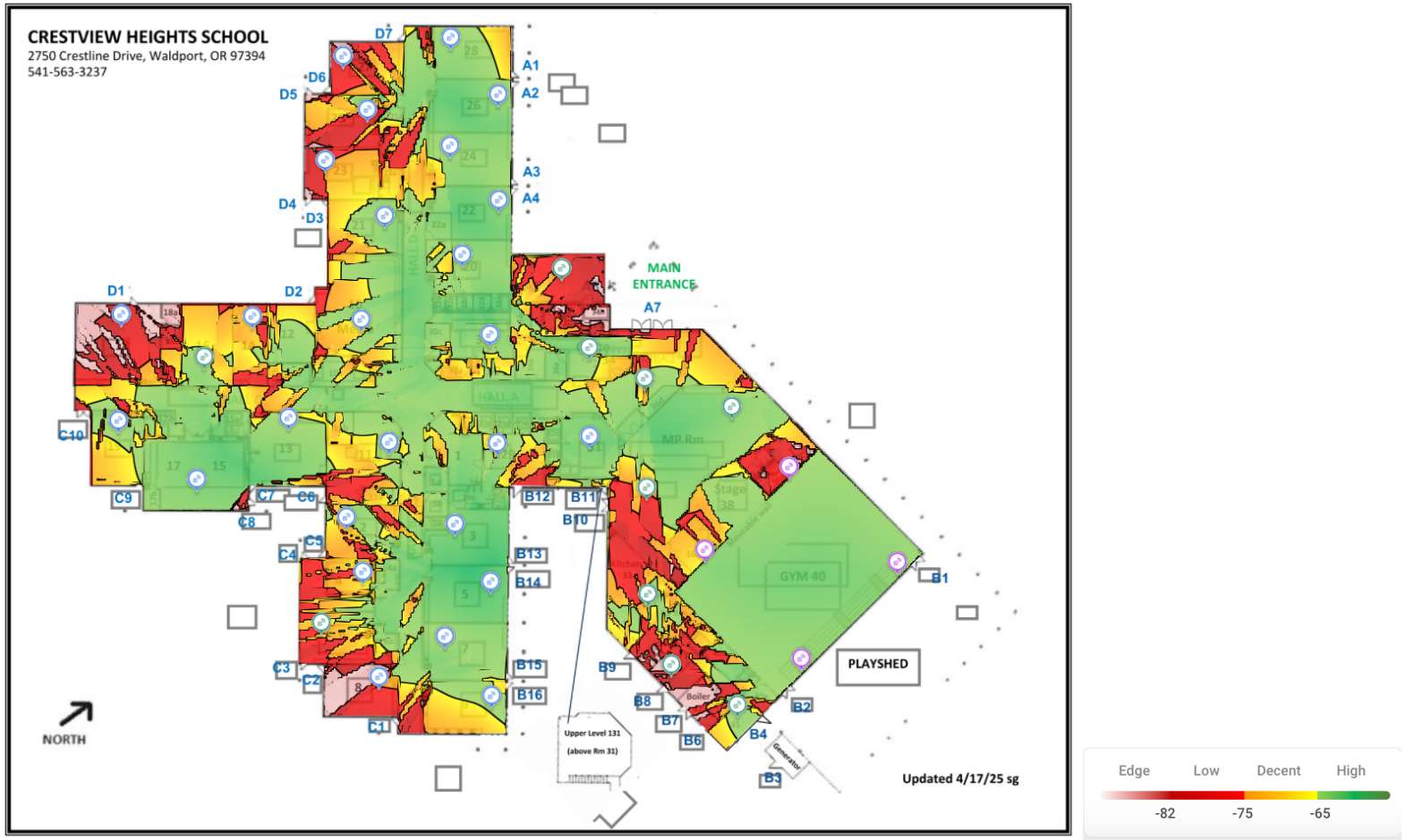
Primary Coverage – Or the strongest signal from the closest AP, is the first requirement for a wireless network. Low Primary Coverage mean unreliable wireless connectivity and slower throughput for client devices.





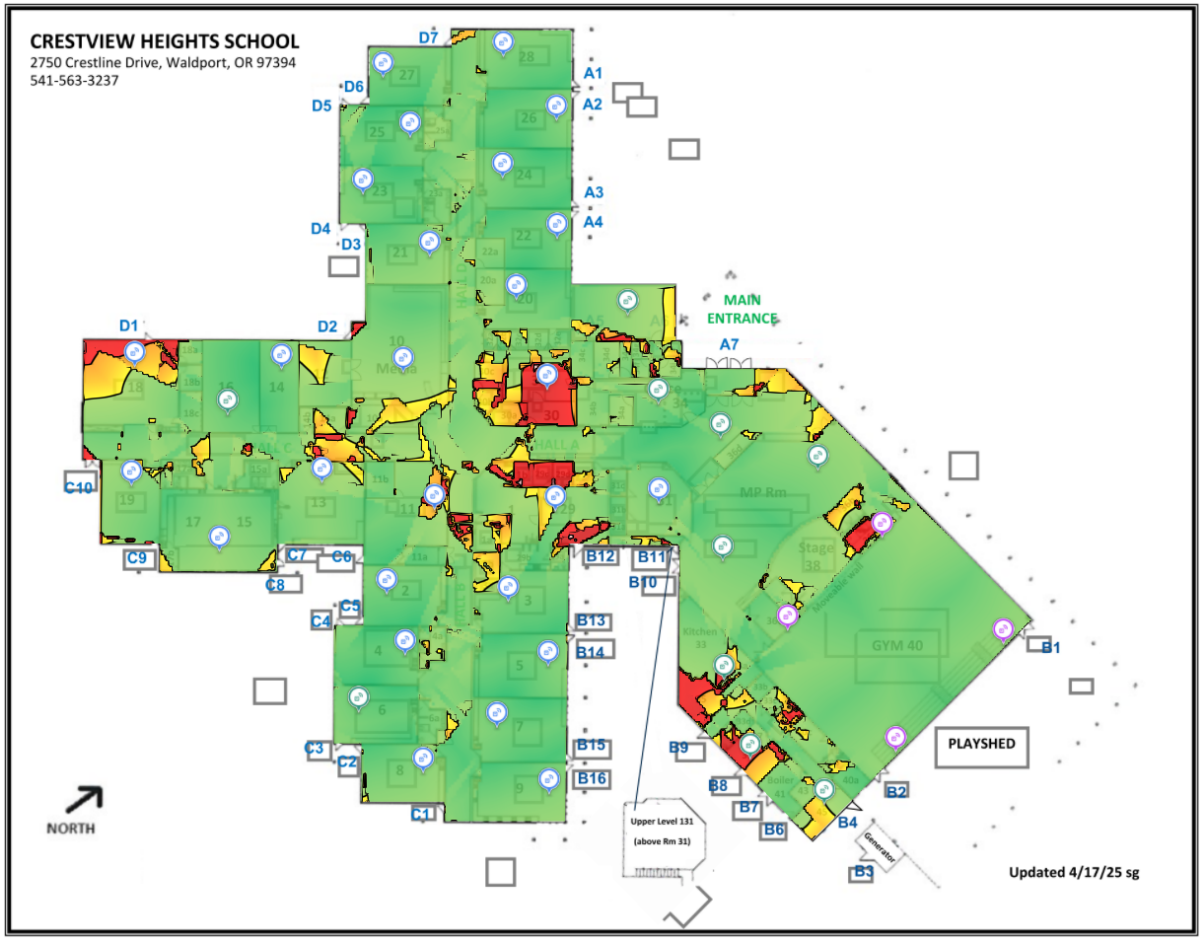
Secondary Coverage for Floor 01 on 2.4 GHz band

Secondary Coverage - Or second strongest signal from neighboring APs. Secondary Coverage is required to ensure that client devices can roam smoothing before they are disconnected from the AP they were originally associated with. This ensures quality of service for latency-sensitive applications, such as VoIP Calls.



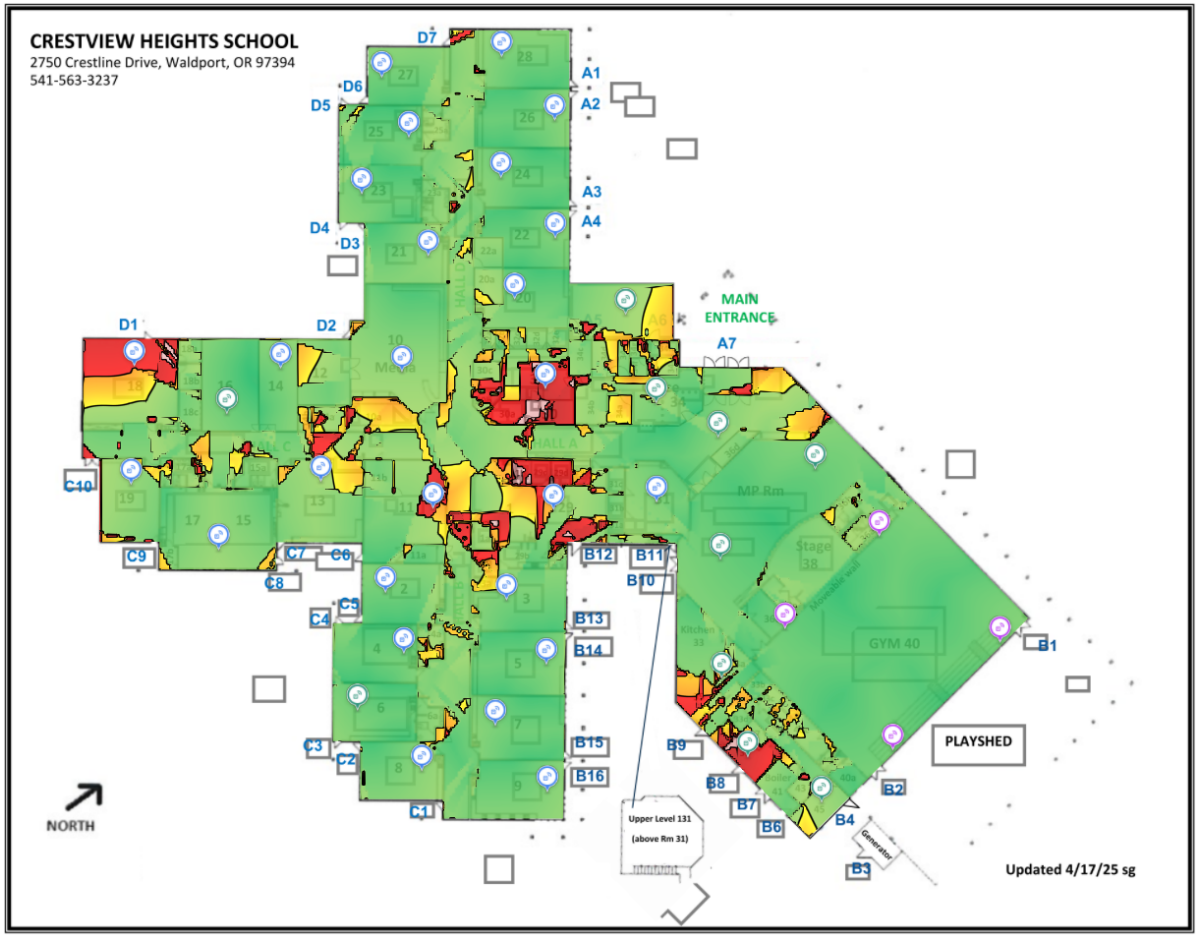
Secondary Coverage for Floor 01 on 5 GHz band

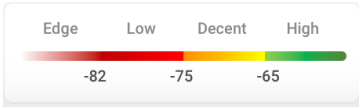
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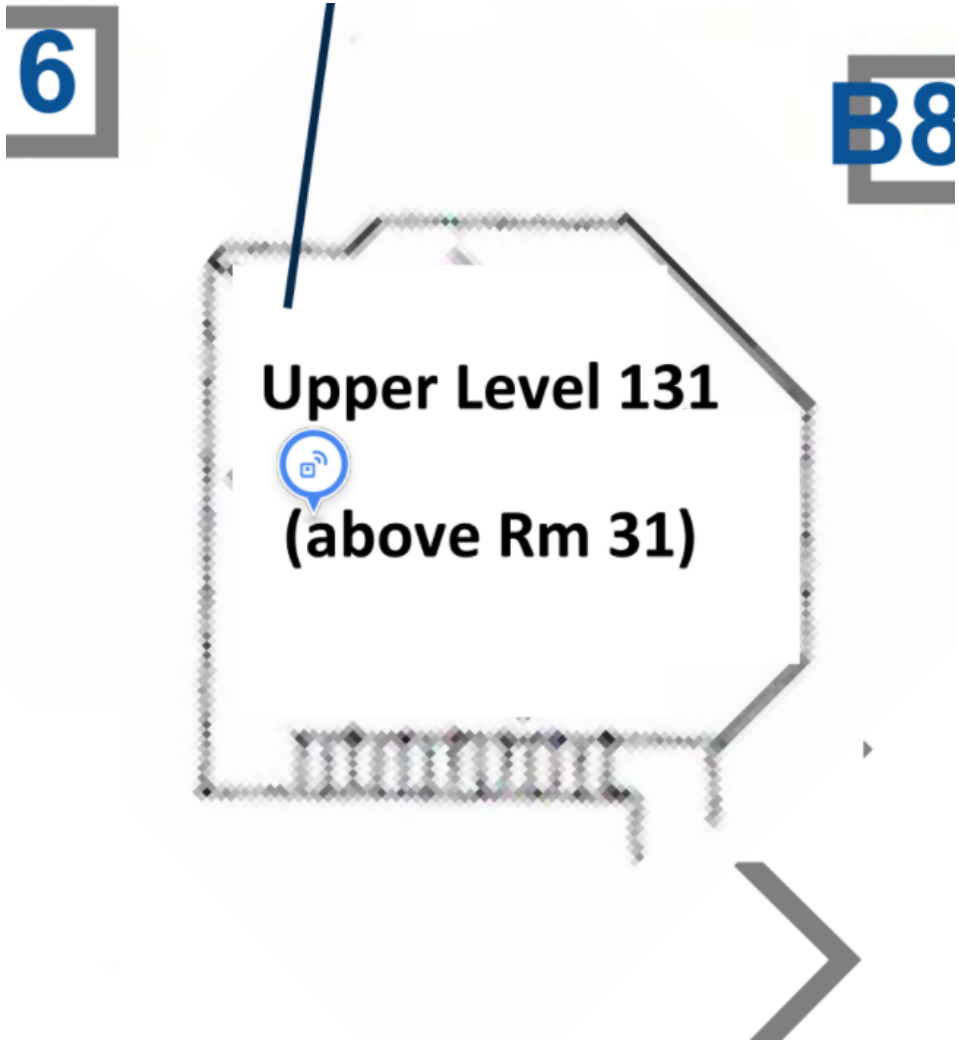
Secondary Coverage for Floor 01 on 6 GHz band

Secondary Coverage - Or second strongest signal from neighboring APs. Secondary Coverage is required to ensure that client devices can roam smoothing before they are disconnected from the AP they were originally associated with. This ensures quality of service for latency-sensitive applications, such as VoIP Calls.





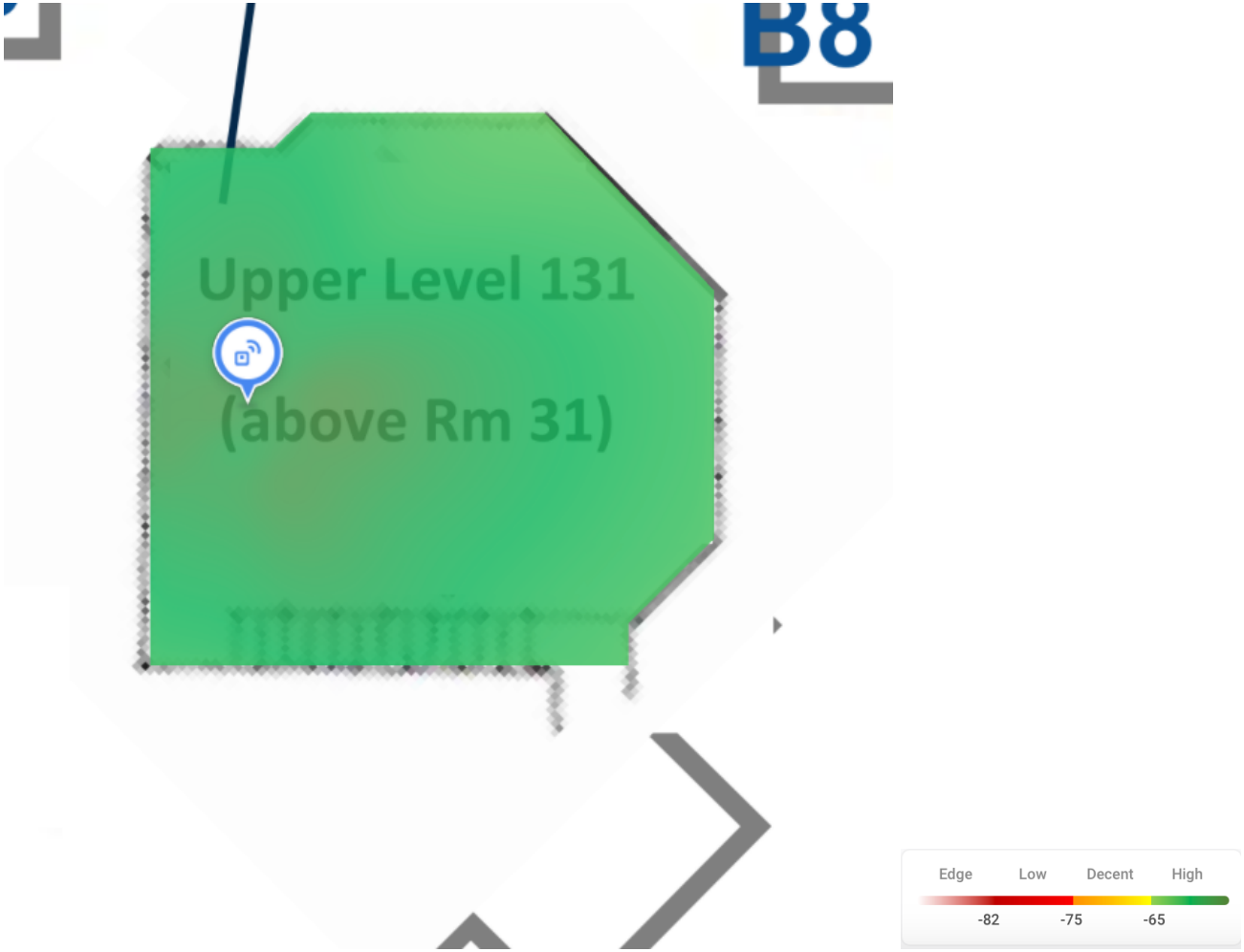
Floor 02



Note: It is unclear if there is an existing AP located in this room or not.

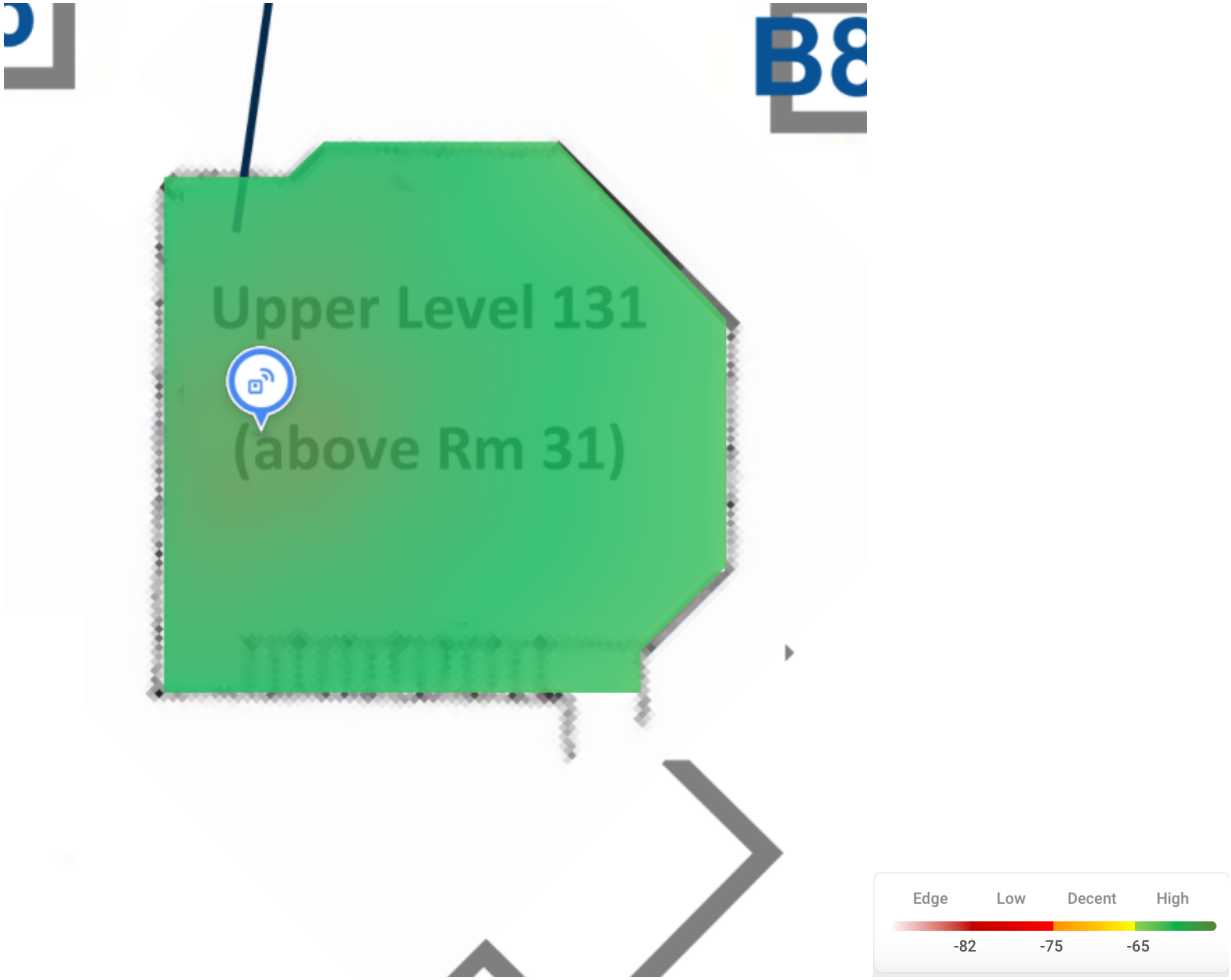
Primary Coverage for Floor 02 on 2.4 GHz band

Primary Coverage – Or the strongest signal from the closest AP, is the first requirement for a wireless network. Low Primary Coverage mean unreliable wireless connectivity and slower throughput for client devices.



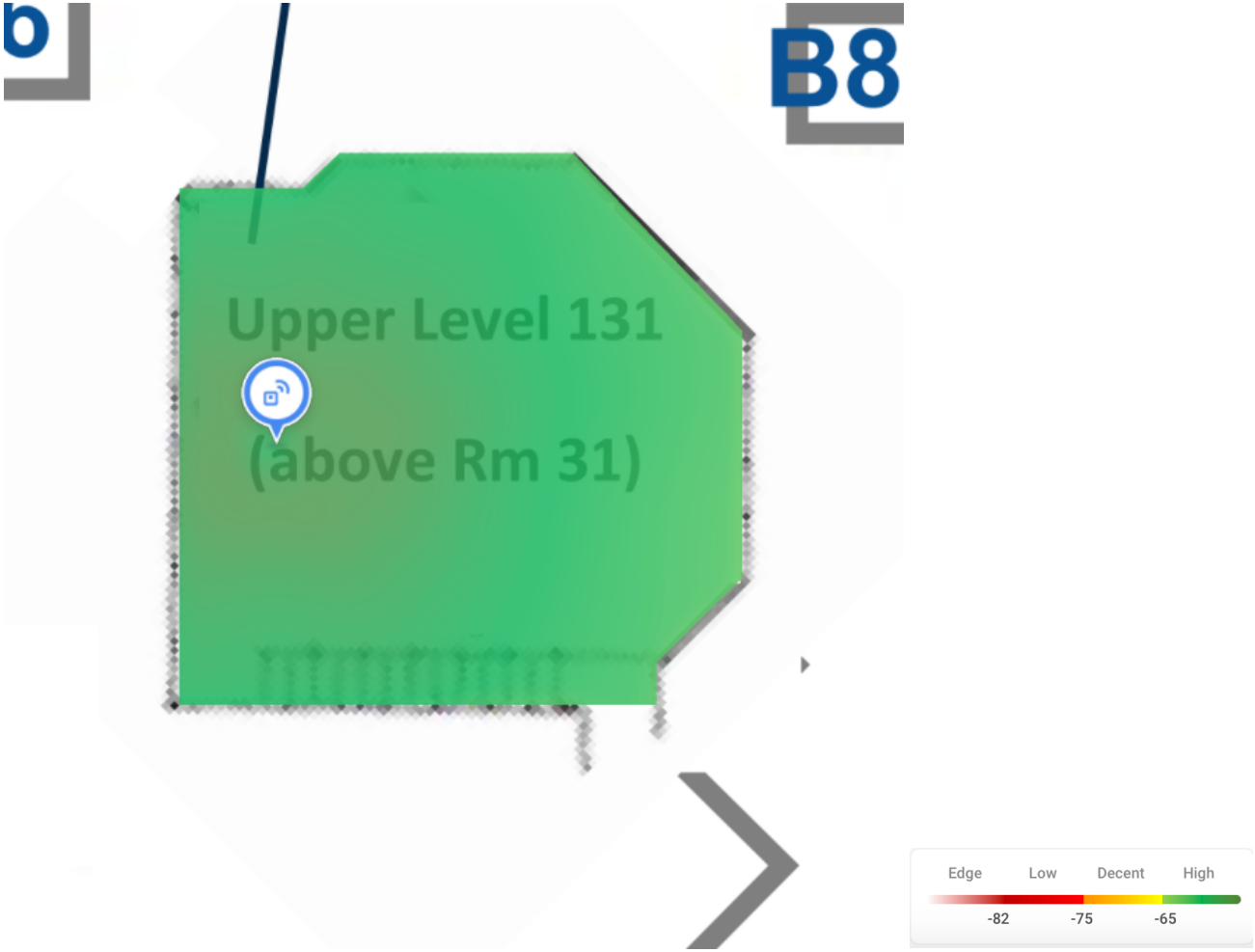
Primary Coverage for Floor 02 on 5 GHz band

Primary Coverage – Or the strongest signal from the closest AP, is the first requirement for a wireless network. Low Primary Coverage mean unreliable wireless connectivity and slower throughput for client devices.



Primary Coverage for Floor 02 on 6 GHz band

Primary Coverage – Or the strongest signal from the closest AP, is the first requirement for a wireless network. Low Primary Coverage mean unreliable wireless connectivity and slower throughput for client devices.



Waldport High

Summary:
Waldport High is a smaller school building located next to Crestview Heights. This school building has a single floor consisting of classrooms and offices which will utilize the AP36 access points. There building also have a Gym, Cafeteria, and two other large rooms which will utilize the AP47 access points.

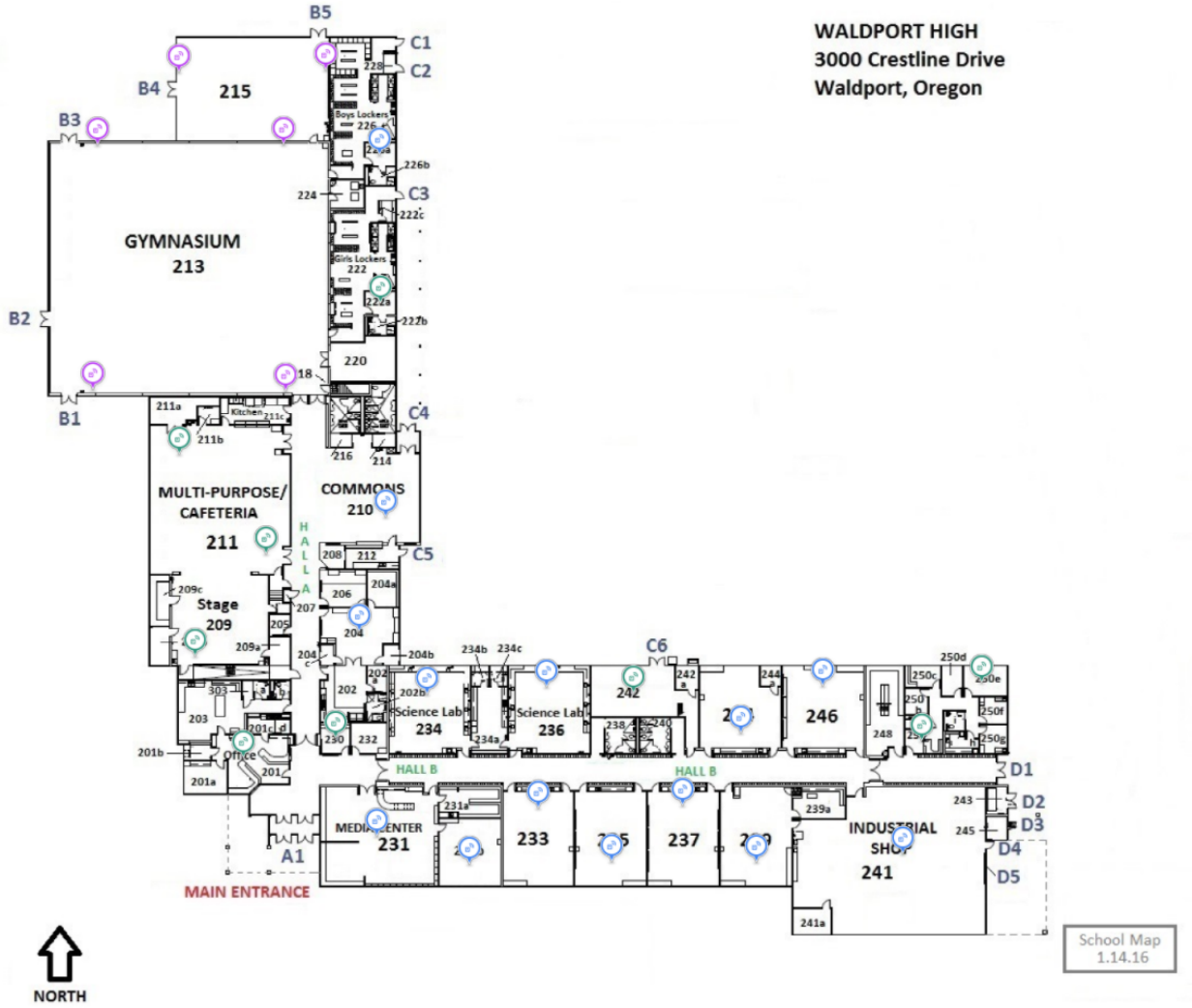
AP Vendor: Juniper Mist AP36 and AP47

Predictive Report:
https://us.hamina.com/share/c3045f34-64d1-466e-93f2-b3a48ecb27ba
Password: Ksu3!-v7fjX-

APS REQUIRED: 10
- AP36: 19
- AP47: 10
    - 6 of them will be wall mounted using 90-Degree wall mounting brackets.

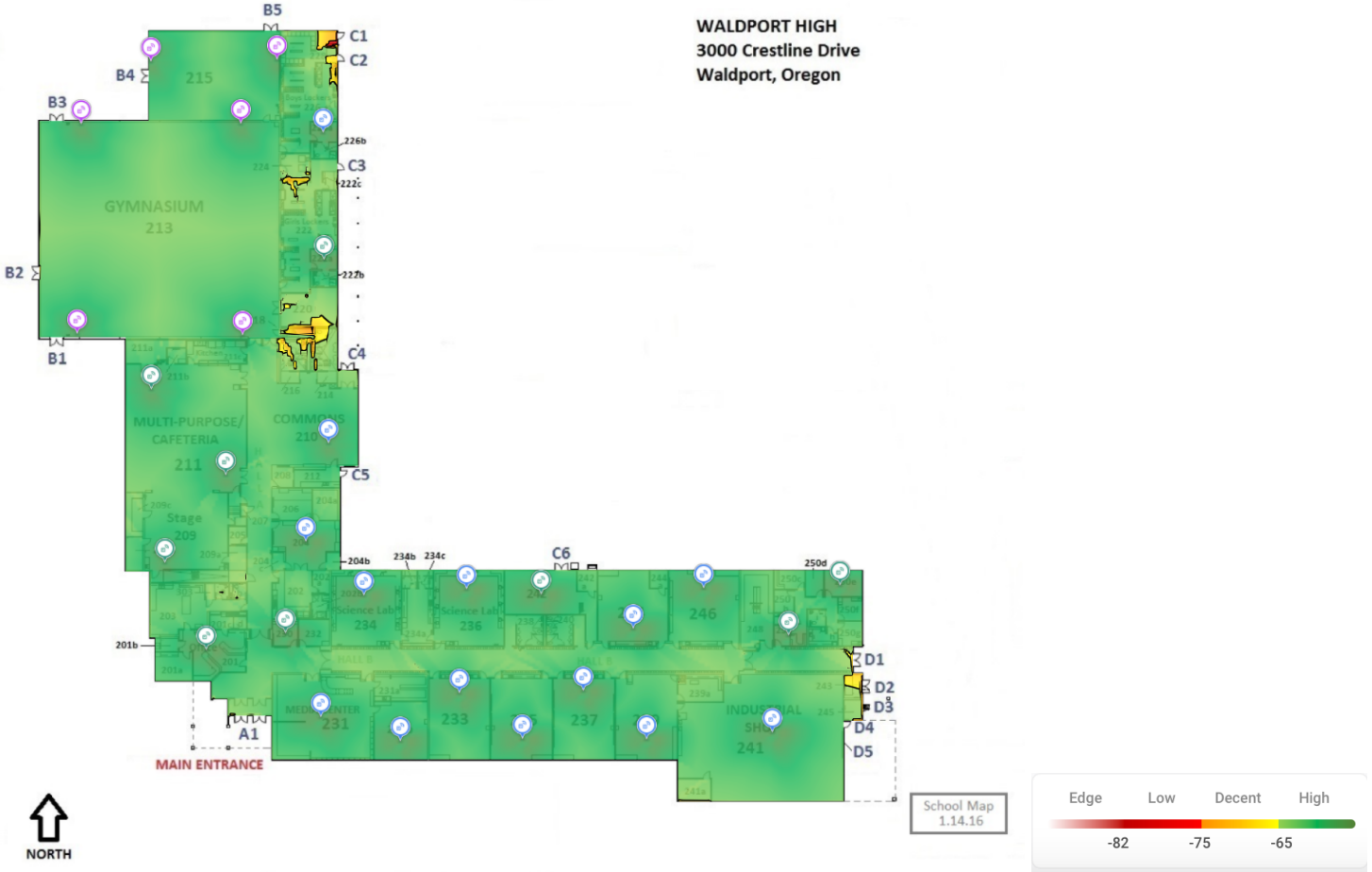
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- BLUE: AP Mounted where existing APs are located.
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- PINK: New AP Location with a 90-Degree wall mount bracket.

Floor 01


WALDPORT HIGH
3000 Crestline Drive
Waldport, Oregon
GYMNASIUM
213
215
MULTI-PURPOSE/
CAFETERIA
211
COMMONS
210
Stage
209
Science Lab
234
Science Lab
236
246
MEDIA CENTER
231
233
237
INDUSTRIAL
241
HALL A
HALL B
HALL B
MAIN ENTRANCE
A1
B1
B2
B3
B4
B5
C1
C2
C3
C4
C5
C6
D1
D2
D3
D4
D5
NORTH
School Map
1.14.16

Primary Coverage for Floor 01 on 2.4 GHz band

Primary Coverage – Or the strongest signal from the closest AP, is the first requirement for a wireless network. Low Primary Coverage mean unreliable wireless connectivity and slower throughput for client devices. **The predictive design is configured to disable unnecessary interfering 2.4GHz radios.**



Primary Coverage for Floor 01 on 5 GHz band

Primary Coverage – Or the strongest signal from the closest AP, is the first requirement for a wireless network. Low Primary Coverage mean unreliable wireless connectivity and slower throughput for client devices.



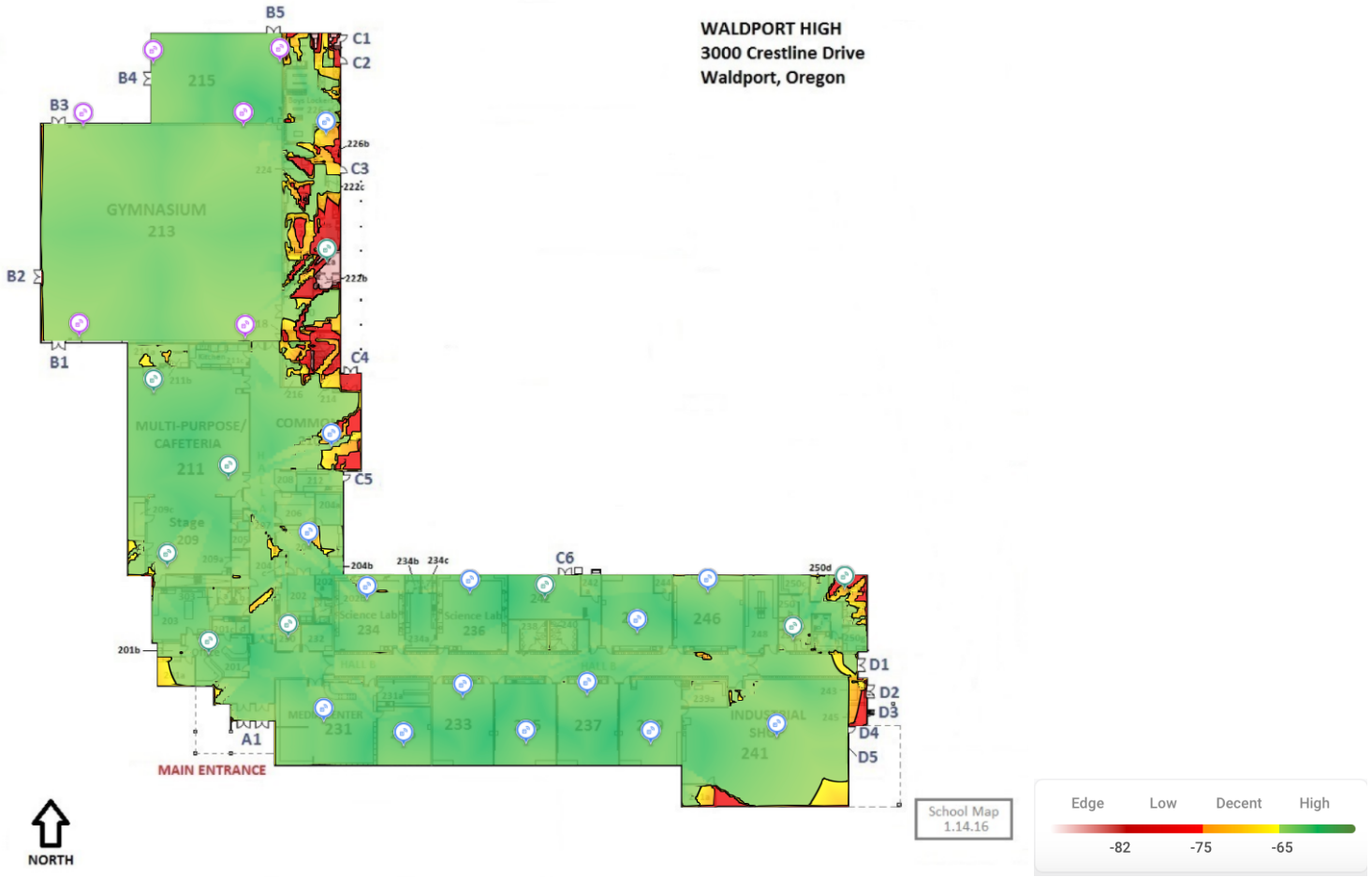
Primary Coverage for Floor 01 on 6 GHz band

Primary Coverage – Or the strongest signal from the closest AP, is the first requirement for a wireless network. Low Primary Coverage mean unreliable wireless connectivity and slower throughput for client devices.



Secondary Coverage for Floor 01 on 2.4 GHz band

Secondary Coverage - Or second strongest signal from neighboring APs. Secondary Coverage is required to ensure that client devices can roam smoothing before they are disconnected from the AP they were originally associated with. This ensures quality of service for latency-sensitive applications, such as VoIP Calls.



Secondary Coverage for Floor 01 on 5 GHz band

Secondary Coverage - Or second strongest signal from neighboring APs. Secondary Coverage is required to ensure that client devices can roam smoothing before they are disconnected from the AP they were originally associated with. This ensures quality of service for latency-sensitive applications, such as VoIP Calls.



Secondary Coverage for Floor 01 on 6 GHz band

Secondary Coverage - Or second strongest signal from neighboring APs. Secondary Coverage is required to ensure that client devices can roam smoothing before they are disconnected from the AP they were originally associated with. This ensures quality of service for latency-sensitive applications, such as VoIP Calls.



3. Items of Information & Discussion
    3.a. Facilities & Maintenance/Transportation/Food Services/Technology
        3.a.1. Asbestos Abatement Survey

LINCOLN COUNTY SCHOOL DISTRICT
REGULAR BOARD MEETING AGENDA
1/27/2026

TOPIC: Provice Comprehensive Asbestos-Containing Building Material Survey

PREPARED BY: Annette Brooks-Flatt

WILL BE PRESENTED BY: Rich Belloni

TYPE OF ITEM: Consent ☐ Information ☒ Discussion ☐ Decision ☐

DESCRIPTION OF AGENDA ITEM:

Facilities and Maintenance proposal for comprehensive asbestos - containing building material survey
Following school to be on the survey
Toledo High $22,234.88
Newport High $19,973.24
Toledo Elementary $18,231.60
Taft Elementary $14,808.32
Yaquina View Elementary $14,708.32
Oceanlake Elementary $10,809.09
Sam Case Elementary $9,647.05
Siletz Valley Charter $14,608.32
Arcadia School $8,871.50
Eddyville Charter $7,289.46
Early Childhood Center $7,189.46
Total of $148,371.24

We will be able to piggyback off of Multnomath RFP - RFP #13-2021

Facilities and Maintenance will ask the LCSD School Board to approve proposal on 2/10/26

SUPERINTENDENT'S RECOMMENDATION:

ADDITIONAL MATERIAL Attached: Yes ☐ No ☐ Available: Yes ☐ No ☐

4. Adjournment

Board Goals 2024-2029

GOAL ONE: Lincoln County School District will establish and meet high expectations for student achievement.

GOAL TWO: Lincoln County School District will create equitable, diverse, inclusive, and accessible learning environments across the district within a framework of excellence in education.

GOAL THREE: LCSD will provide for the long term health and welfare of our facilities and finances, focusing on accessibility, technological innovation, and purposeful utilization.

GOAL FOUR: Lincoln County School District will strengthen community relationships through communication and engagement with staff, students, families, and community partners.

Lincoln County School District Equity Team
Land Acknowledgement Statement

We ask that you take a moment to stop what you are doing, to listen to these words as we recognize the land that we currently inhabit. No matter where each of us is physically located in Lincoln County, we must understand that we are on traditional homelands and unceded territories of indigenous peoples. Where we live in Lincoln County, these are the ancestral homelands for the Confederated Tribes of Siletz Indians.

Lincoln County School District acknowledges the Confederated Tribes of Siletz Indians that consists of over 30 bands originating from Northern California to Southern Washington. The Confederated Tribes of Siletz Indians currently occupy and manage 9,310 acres located here in Lincoln County but is a mere fraction of their original 1855 1.1 million-acre Siletz coastal reservation. We must remember the people of the Confederated Tribes of Siletz Indians are and will forever be the first stewards of this land, water, and fish.

We acknowledge and recognize the continued sovereignty of the Confederated Tribes of Siletz Indians and honor their ancestral homelands. We are committed to bringing awareness to their history and the existence of the Confederated Tribes of Siletz Indians since time immemorial.

NON-DISCRIMINATION: Lincoln County Schools do not discriminate nor tolerate discrimination on the basis of an individual's race, color, religion, sex, sexual orientation, national origin, disability, gender identity, marital status or age or because of the race, color, religion, sex, sexual orientation, national origin, disability, gender identity, marital status or age of any other persons with whom the individual associates.