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Minutes

Project	Gervais SD Bond Planning	Date	August 25 2021
Location	Zoom Online Meeting	Project No	135341
Subject	Bond Development Committee Meeting 1		
Attendees	Name	Affiliation	
	Dandy Stevens	Bond Development Committee	
	Bob Martin		
	Kerry Broadhurst		
	Creighton Helms		
	Andrew Aman		
	Eliana Belle		
	Courtney Karns		
	Megan Dilson		
	Tracy Lewis		
	Becky Miller		
	Gil Miller		
	Tucker Brack		
	Michelle Zelenka		
	Caryn Davis		
	Rebecca Zharkoff		
	Adelita Ruiz		
	Gustavo Munioz		
	Annie Gilland		
	April Joy Koer		
	Melinda Fitz-Henry		
	Michelle Chase		
	Amy Ferschweiler		
	Diana Bartch		
	Ken Stott		
	Esther Oropeza		
	Toni Johnson		
	Sylvia Valentine-Garcia		
	Henry Buswante		
	Giovanni Bazan		
	Ana Contreras		
	Rebecca Stuecker	IBI Group	
	Emily Buckberg		
Distribution	Attendees; Bond Development Committee		

This is a record of the first Bond Development Committee meeting for the Gervais School District.

1. Introductions
2. Charge of the committee, schedule, process
 - a. Reviewed purpose of our committee
 - b. Reviewed schedule
 - i. Bond Development Committee (BDC) work builds on LRFP to draft a plan/board resolution for ballot initiative
 - ii. Will work through December
 1. Presentation of recommendation to board on 12/9
 - iii. Facilitate community events
 - iv. Campaigning through winter
 - v. Plan to hold school tours as part of BDC working schedule
 - c. Process
 - i. Estimate work
 - ii. Prioritize
 - iii. Determine bonding capacity
 1. Will review input from Piper Sandler consultants at the next meeting
 - iv. Iterate/refine bond package options
 - v. Hear community feedback
 - vi. Decide and recommend
3. Foundational work
 - a. IBI reviewed the work done before the formation of the BDC, including facility assessments and long-range facility plan
 - i. Previous funding sources discussed, including TAP Grants
 - ii. Overview of Facility Assessment takeaways
 - iii. Comprehensive overview of Seismic Evaluations
 1. District should apply for seismic rehabilitation grant
 - iv. Population projections and capacity analysis
 - v. Educational Adequacy Assessments
 - vi. Overview of Long Range Vision Guiding Principles
 - vii. Overview of Long Range Facility Plan key takeaways
4. Construction market
 - a. IBI provided a broad overview of the current conditions of the construction market
 - i. Existing degree of uncertainty, many unknowns
 - ii. Escalation continues over time, best to move quickly and not delay bonds or construction
 - iii. Overview of project costs
 - iv. If bond passes, GSD to apply for OSCIM Grant for additional funding
5. Project lists & priorities
 - a. Elementary School – IBI provided overview of projects and associated costs and priority levels from LRFP

- i. HVAC Upgrades should be added to project lists - Kerry Broadhurst
 - ii. IBI to look into cost for completely new building
- b. MS – IBI provided overview of projects and associated costs and priority levels from LRFP
 - i. New Building addition is largest line item – encompasses many programmatic goals for MS
 - ii. IBI to ensure adequate classroom total for projected population, cannot let total teaching stations decrease during remodel (Toni Johnson)
 - iii. IBI to add line item for updating lighting to LED (Bob Martin)
 - iv. Committee Member (Rebecca Zharkoff) recommended adding a wing onto high school for middle school, rather than having two entirely separate buildings
 - 1. Idea had been discussed and previously dismissed - LRFP committee wanted to find a way to provide middle school students with their own space rather than existing within the high school
 - 2. Committee to discuss and review pros and cons of solution
 - a. Look into Valor as precedent
 - b. Examine ways in which middle school and high school already share space
 - c. Examine social implications
 - 3. IBI to look into cost implications
 - v. Add line item for all new entry and parking lot
- c. HS –
 - i. HS library has already recently been remodeled to include career center with two offices (Andrew Aman)
 - 1. IBI to keep line item but reduce in scope
 - ii. IBI to add line item for staff wellness room
- d. Other projects – IBI provided overview of projects and associated costs and priority levels from LRFP
- e. Committee discussed the cost/procedure for projects during school year
 - i. Phasing to allow for students to be in school
- f. IBI to explore cost implications of buildings a new high school, moving middle school to existing high school building/revamping existing high school building

Next Steps:

BDC Meeting #2 on September 14, 2021

These meeting notes are a record. If there are any errors and/or omissions in the foregoing notes, please advise our office immediately; otherwise these notes will be considered correct and complete as written.

Submitted by,
IBI Group Architects Inc.

Attachments:

Item:

Presentation

Pages:

31



BOND DEVELOPMENT COMMITTEE

MEETING #1

GERVAIS SCHOOL DISTRICT
AUGUST 25, 2021

AGENDA

6:00 Introductions

6:10 Charge of the Committee, Schedule, & Process

6:25 Foundational Work

6:40 The Construction Market

6:45 Project Lists & Priorities

7:25 Next Steps



INTRODUCTIONS



CHARGE OF THE COMMITTEE

What exactly are we doing here?

REPRESENT
YOUR
COMMUNITY



CONSIDER CURRENT AND FUTURE GENERATIONS



MAKE AN INFORMED
RECOMMENDATION TO
THE SCHOOL BOARD

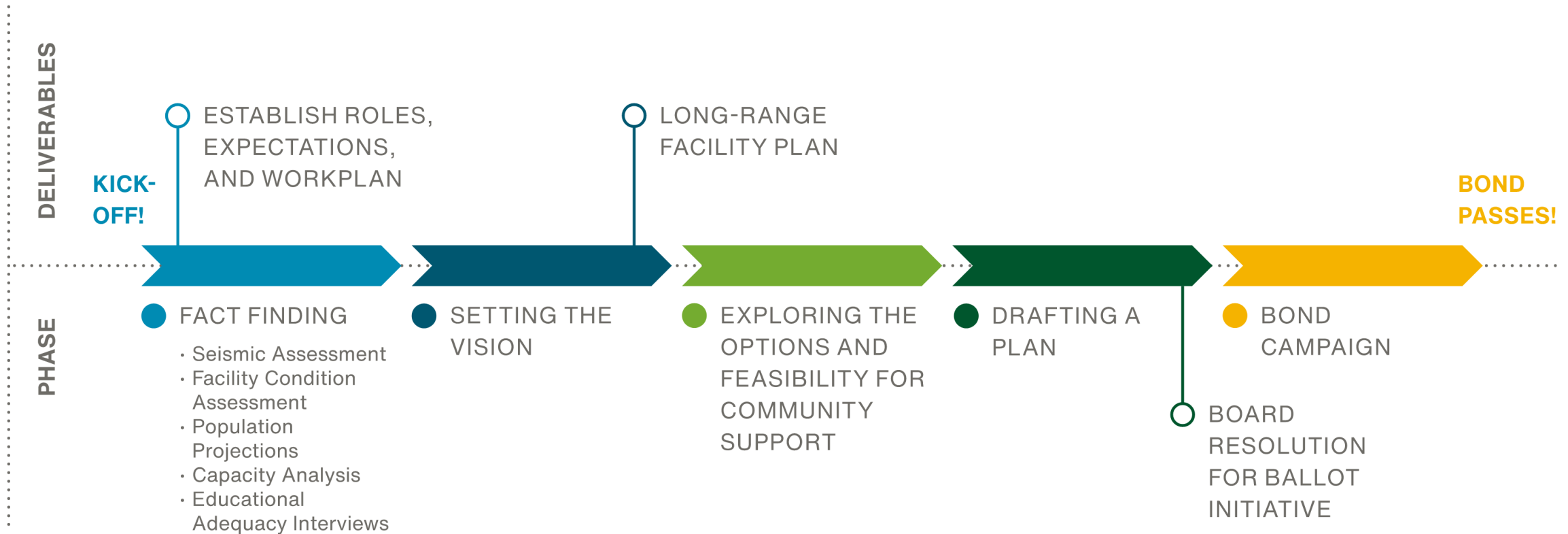




SCHEDULE AND PROCESS

What is your commitment and how do we get to the end?

PROCESS



BDC PROCESS

ESTIMATE THE WORK

PRIORITIZE SCOPE OF WORK

DETERMINE BONDING CAPACITY

ITERATE AND REFINE BOND
PACKAGE OPTIONS

HEAR COMMUNITY FEEDBACK

DECIDE AND RECOMMEND



SCHEDULE

		2021							2022				
		June	July	Aug	Sept	Oct	Nov	Dec	Jan	Feb	March	April	May
BOND DEVELOPMENT COMMITTEE (BDC) & PROJECT PRIORITIZATION PROCESS	IBI Develops Project Lists at each school site based on LRFP Committee recommendations, Assessment recommendations, and other District project lists												
	Piper Sandler Develops Bonding Capacity Options												
	Bond-Planning Committee (BPC) Meetings												
	Community Outreach (Surveys, Open Houses, etc.) to gain feedback and shape Bond Program Options				★	★							
	Present Capital Improvement Plan recommendation to Board							★					
	Board Vote to Approve							★					
BOND ELECTION PROCESS	Campaign												
	Develop Bond Campaign Committee*												
	LRFP & FCA submitted to be considered for OSCIM grant (December, 2021)							★					
	Develop Voter Pamphlet statement w/ Bond Counsel (Last day to file TBD)										★		
	Develop Ballot Title w/ Bond Counsel, Board Approves Ballot Title, Last Day for Request for Ballot Title (SEL 805) (Date TBD)										★		
	Last Day for Notice of Measure Election (SEL 803) (Date TBD)										★		
	Ballots Mailed to In-State Voters											★	
	Bond Election (May 17, 2022)												★

Resources:

OSBA Bond & Local Option Election Process

http://www.osba.org/Resources/Article/Bonds/Election-The_Bond_and_Local_Option_Election_Process.aspx

Secretary of State Elections Calendar

<https://data.oregon.gov/Administrative/Oregon-Elections-Calendar/i8qc-cakg>

Oregon Department of Education OSCIM Grant

<https://www.oregon.gov/ode/schools-and-districts/grants/Pages/OSCIM-Program.aspx>



SCHEDULE

COMMITTEE MEETINGS

- August 25th
- September 14th
- September 28th
- October 12th
- October 26th
- November 9th
- November 30th
- [School Tours \(TBD\)](#)

SCHOOL BOARD APPROVAL

- December 9th Presentation to Board
- December 16th School Board Vote

ELECTION NIGHT

- May 17th, 2022



FOUNDATIONAL WORK TO DATE

Facility Assessments and the Long Range Facility Plan

TAP GRANTS

The Gervais School District hired IBI Group to conduct:

1. Facility Condition Assessments
2. Seismic Evaluations
3. Long-Range Facility Plan
4. Population Projections & Capacity Analysis
5. Educational Adequacy Assessments
6. Long-Range Facility Plan

These were paid for with grant funds through the Oregon Department of Education

The Long-Range Facility Plan is the jumping off point for pre-bond planning.



			LEVEL OF ACTION													
Level 1	Level 2	Level 3	Type (as applicable)	% of Building or Number	<div><div></div></div> None	<div><div></div></div> Minor	<div><div></div></div> Moderate	<div><div></div></div> Major	<div><div></div></div> Replace as part of Renovatio n	% of System or Finish	Automated Budget Estimate	Notes				
A SUBSTRUCTURE																
A10 Foundations																
		A1010 Standard Foundations		100%	<div><div>x</div></div> None	<div><div></div></div> Minor	<div><div></div></div> Moderate	<div><div></div></div> Major	<div><div></div></div> Replace		\$0					
		A1020 Special Foundations			<div><div>o</div></div> None	<div><div></div></div> Minor	<div><div></div></div> Moderate	<div><div></div></div> Major	<div><div></div></div> Replace		\$0					
		A1030 Slab on Grade		90%	<div><div>x</div></div> None	<div><div></div></div> Minor	<div><div></div></div> Moderate	<div><div></div></div> Major	<div><div></div></div> Replace		\$0					
A20 Basement Construction																
		A2010 Basement Excavation	NOT USED		<div><div></div></div> None	<div><div></div></div> Minor	<div><div></div></div> Moderate	<div><div></div></div> Major	<div><div></div></div> Replace							
		A2020 Basement Walls			<div><div>o</div></div> None	<div><div></div></div> Minor	<div><div></div></div> Moderate	<div><div></div></div> Major	<div><div></div></div> Replace		\$0					
B SHELL																
B10 Superstructure																
		B1010 Floor Construction	Wood	10%	<div><div>x</div></div> None	<div><div></div></div> Minor	<div><div></div></div> Moderate	<div><div></div></div> Major	<div><div></div></div> Replace		\$0					
			Steel		<div><div>o</div></div> None	<div><div></div></div> Minor	<div><div></div></div> Moderate	<div><div></div></div> Major	<div><div></div></div> Replace		\$0					
			Concrete		<div><div>o</div></div> None	<div><div></div></div> Minor	<div><div></div></div> Moderate	<div><div></div></div> Major	<div><div></div></div> Replace		\$0					
		B1020 Roof Construction	Wood	100%	<div><div>x</div></div> None	<div><div></div></div> Minor	<div><div></div></div> Moderate	<div><div></div></div> Major	<div><div></div></div> Replace		\$0					
			Steel		<div><div>o</div></div> None	<div><div></div></div> Minor	<div><div></div></div> Moderate	<div><div></div></div> Major	<div><div></div></div> Replace		\$0					
			Concrete		<div><div>o</div></div> None	<div><div></div></div> Minor	<div><div></div></div> Moderate	<div><div></div></div> Major	<div><div></div></div> Replace		\$0					
B20 Exterior Enclosure																
		B2010 Exterior Walls	Concrete Formed / Tilt	95%	<div><div></div></div> None	<div><div></div></div> Minor	<div><div>x</div></div> Moderate	<div><div></div></div> Major	<div><div></div></div> Replace	15%	\$36,978					
			Masonry		<div><div>o</div></div> None	<div><div></div></div> Minor	<div><div></div></div> Moderate	<div><div></div></div> Major	<div><div></div></div> Replace		\$0					
			Framed w/ Wood Siding	5%	<div><div></div></div> None	<div><div></div></div> Minor	<div><div></div></div> Moderate	<div><div>x</div></div> Major	<div><div></div></div> Replace	60%	\$13,941					
			Framed w/Metal Panel		<div><div>o</div></div> None	<div><div></div></div> Minor	<div><div></div></div> Moderate	<div><div></div></div> Major	<div><div></div></div> Replace		\$0					
			Framed w/Stucco		<div><div>o</div></div> None	<div><div></div></div> Minor	<div><div></div></div> Moderate	<div><div></div></div> Major	<div><div></div></div> Replace		\$0					
			Framed w/Masonry Veneer		<div><div>o</div></div> None	<div><div></div></div> Minor	<div><div></div></div> Moderate	<div><div></div></div> Major	<div><div></div></div> Replace		\$0					
		B2020 Exterior Windows	Wood	10%	<div><div>o</div></div> None	<div><div></div></div> Minor	<div><div></div></div> Moderate	<div><div></div></div> Major	<div><div></div></div> Replace		\$0					
			Aluminum/Steel	90%	<div><div></div></div> None	<div><div></div></div> Minor	<div><div>x</div></div> Moderate	<div><div></div></div> Major	<div><div></div></div> Replace	20%	\$38,661	single pane				
			Clad		<div><div>o</div></div> None	<div><div></div></div> Minor	<div><div></div></div> Moderate	<div><div></div></div> Major	<div><div></div></div> Replace		\$0					
			Curtain Wall		<div><div>o</div></div> None	<div><div></div></div> Minor	<div><div></div></div> Moderate	<div><div></div></div> Major	<div><div></div></div> Replace		\$0					
		B2030 Exterior Doors	Wood		<div><div>o</div></div> None	<div><div></div></div> Minor	<div><div></div></div> Moderate	<div><div></div></div> Major	<div><div></div></div> Replace		\$0					
			Hollow Metal	27	<div><div></div></div> None	<div><div></div></div> Minor	<div><div></div></div> Moderate	<div><div>x</div></div> Major	<div><div></div></div> Replace	60%	\$24,008					
			Storefront		<div><div>o</div></div> None	<div><div></div></div> Minor	<div><div></div></div> Moderate	<div><div></div></div> Major	<div><div></div></div> Replace		\$0					
B30 Roofing																
		B3010 Roof Coverings	Asphalt Shingle		<div><div>o</div></div> None	<div><div></div></div> Minor	<div><div></div></div> Moderate	<div><div></div></div> Major	<div><div></div></div> Replace		\$0					
			Built-Up	100%	<div><div></div></div> None	<div><div></div></div> Minor	<div><div></div></div> Moderate	<div><div></div></div> Major	<div><div>x</div></div> Replace	100%	\$2,075,986	Roof is in very poor				
			Single Ply		<div><div>o</div></div> None	<div><div></div></div> Minor	<div><div></div></div> Moderate	<div><div></div></div> Major	<div><div></div></div> Replace		\$0					
			Metal		<div><div>o</div></div> None	<div><div></div></div> Minor	<div><div></div></div> Moderate	<div><div></div></div> Major	<div><div></div></div> Replace		\$0					
			Concrete Tile		<div><div>o</div></div> None	<div><div></div></div> Minor	<div><div></div></div> Moderate	<div><div></div></div> Major	<div><div></div></div> Replace		\$0					
		B3020 Roof Openings	Skylights		<div><div>o</div></div> None	<div><div></div></div> Minor	<div><div></div></div> Moderate	<div><div></div></div> Major	<div><div></div></div> Replace		\$0	By Building GSF				
			Access Hatch	2	<div><div></div></div> None	<div><div></div></div> Minor	<div><div></div></div> Moderate	<div><div></div></div> Major	<div><div></div></div> Replace		\$0	Per hatch				
C INTERIORS																
C10 Interior Construction																
		C1010 Partitions	Framed	84%	<div><div>x</div></div> None	<div><div></div></div> Minor	<div><div></div></div> Moderate	<div><div></div></div> Major	<div><div></div></div> Replace		\$0					
			Masonry	16%	<div><div>x</div></div> None	<div><div></div></div> Minor	<div><div></div></div> Moderate	<div><div></div></div> Major	<div><div></div></div> Replace		\$0					
		C1020 Interior Doors	Wood	120	<div><div></div></div> None	<div><div></div></div> Minor	<div><div>x</div></div> Moderate	<div><div></div></div> Major	<div><div></div></div> Replace	20%	\$21,888					
			Hollow Metal		<div><div>o</div></div> None	<div><div></div></div> Minor	<div><div></div></div> Moderate	<div><div></div></div> Major	<div><div></div></div> Replace		\$0					
		C1030 Fittings	NOT USED		<div><div></div></div> None	<div><div></div></div> Minor	<div><div></div></div> Moderate	<div><div></div></div> Major	<div><div></div></div> Replace							
C20 Stairs																
		C2010 Stair Construction	Wood	2	<div><div>x</div></div> None	<div><div></div></div> Minor	<div><div></div></div> Moderate	<div><div></div></div> Major	<div><div></div></div> Replace		\$0	Cost/Flight - Stage				
			Metal		<div><div>o</div></div> None	<div><div></div></div> Minor	<div><div></div></div> Moderate	<div><div></div></div> Major	<div><div></div></div> Replace		\$0	Cost/Flight				
			Concrete		<div><div>o</div></div> None	<div><div></div></div> Minor	<div><div></div></div> Moderate	<div><div></div></div> Major	<div><div></div></div> Replace		\$0	Cost/Flight				
		C2020 Stair Finishes	Concrete Fill		<div><div>o</div></div> None	<div><div></div></div> Minor	<div><div></div></div> Moderate	<div><div></div></div> Major	<div><div></div></div> Replace		\$0	Cost/Flight				
			Resilient	2	<div><div></div></div> None	<div><div></div></div> Minor	<div><div></div></div> Moderate	<div><div></div></div> Major	<div><div>x</div></div> Replace	100%	\$5,700	Cost/Flight				
C30 Interior Finishes																
		C3010 Wall Finishes	Paint on Masonry		<div><div>o</div></div> None	<div><div></div></div> Minor	<div><div></div></div> Moderate	<div><div></div></div> Major	<div><div></div></div> Replace		\$0					
			Wallboard	82%	<div><div></div></div> None	<div><div>x</div></div> Minor	<div><div></div></div> Moderate	<div><div></div></div> Major	<div><div></div></div> Replace	50%	\$66,128					
			Wainscot	15%	<div><div></div></div> None	<div><div>x</div></div> Minor	<div><div></div></div> Moderate	<div><div></div></div> Major	<div><div></div></div> Replace	100%	\$24,193					
			Ceramic Tile	3%	<div><div></div></div> None	<div><div></div></div> Minor	<div><div></div></div> Moderate	<div><div></div></div> Major	<div><div>x</div></div> Replace	50%	\$2,910	Includes glazed ma				
		C3020 Floor Finishes	Carpet / Soft Surface	13%	<div><div></div></div> None	<div><div></div></div> Minor	<div><div></div></div> Moderate	<div><div></div></div> Major	<div><div>x</div></div> Replace	100%	\$69,338					
			Resilient Tile	43%	<div><div></div></div> None	<div><div></div></div> Minor	<div><div></div></div> Moderate	<div><div></div></div> Major	<div><div>x</div></div> Replace	75%	\$175,101					
			Resilient Sheet	2%	<div><div></div></div> None	<div><div></div></div> Minor	<div><div></div></div> Moderate	<div><div></div></div> Major	<div><div>x</div></div> Replace	100%	\$19,163					
			Polished Concrete	20%	<div><div>x</div></div> None	<div><div></div></div> Minor	<div><div></div></div> Moderate	<div><div></div></div> Major	<div><div></div></div> Replace		\$0					
			Ceramic Tile	6%	<div><div></div></div> None	<div><div></div></div> Minor	<div><div></div></div> Moderate	<div><div></div></div> Major	<div><div>x</div></div> Replace	50%	\$60,220					
			Liquid Applied		<div><div>o</div></div> None	<div><div></div></div> Minor	<div><div></div></div> Moderate	<div><div></div></div> Major	<div><div></div></div> Replace		\$0					

FACILITY ASSESSMENTS

Visual inspections of all existing facilities

Review of as-built construction drawings

Interviews with facility and maintenance staff

Condition of facilities is assessed through an ODE assessment template

The template provides cost estimates to replace existing systems to new condition

SEISMIC EVALUATIONS

Visual inspections of all existing facilities

Review of as-built construction drawings

Seismic Assessment report generated by a structural engineer licensed in Oregon

Required to apply for the state-funded Seismic Rehabilitation Grant

APPENDIX A: SCHEMATIC UPGRADE SKETCHES

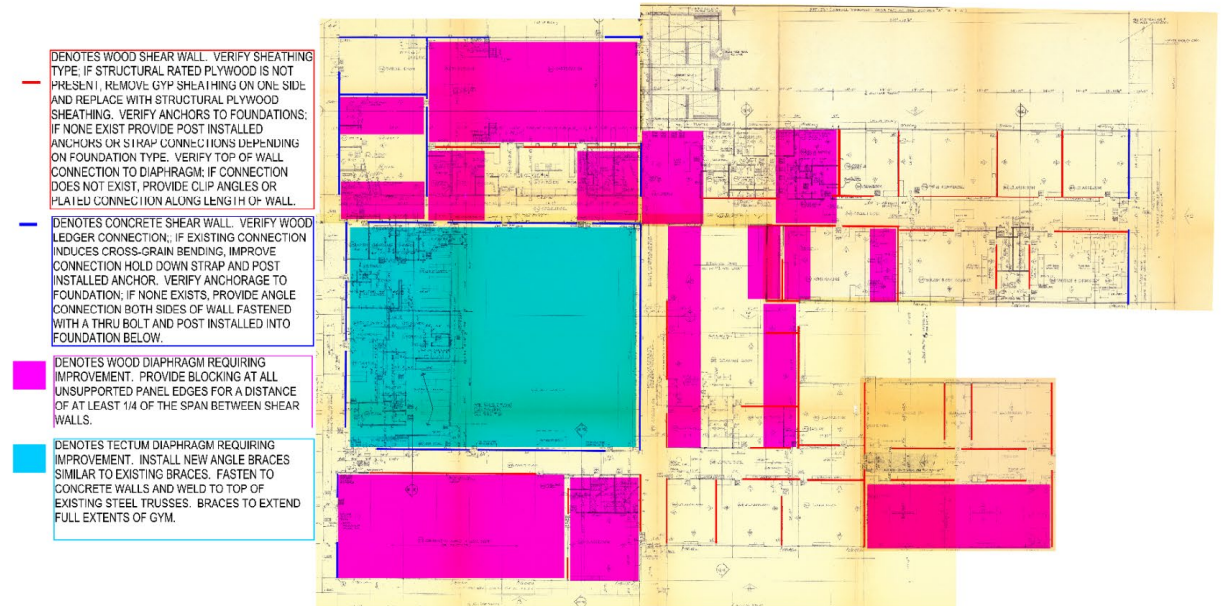
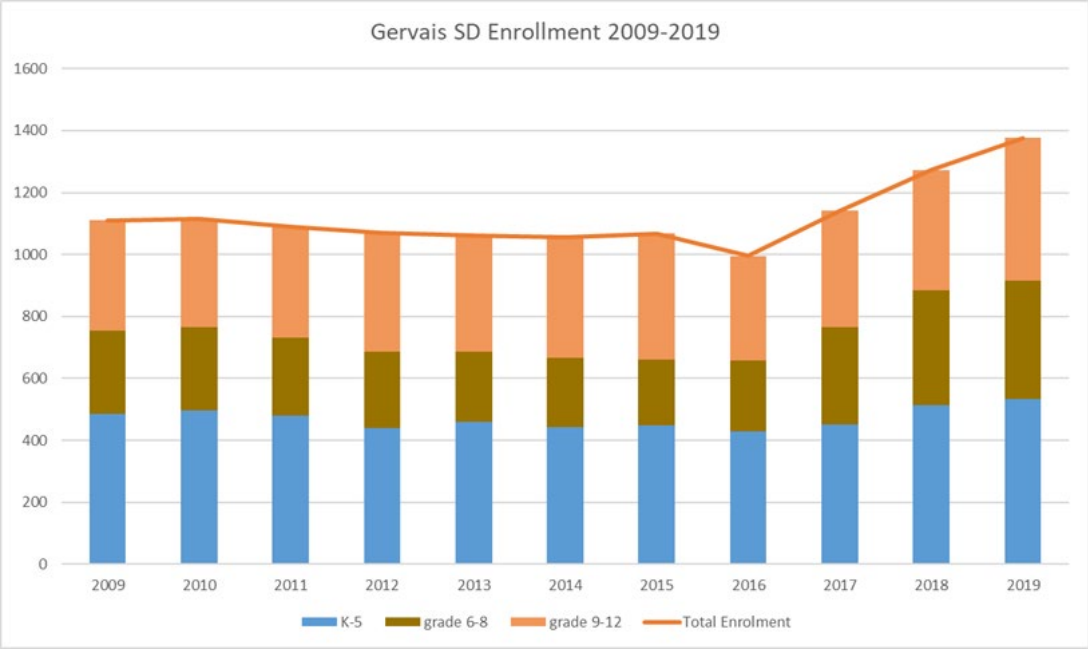


Figure 2-Shear Wall and Diaphragm Improvement Plan



POPULATION PROJECTIONS & CAPACITY ANALYSIS

Using historic enrollment data, census data from Marion and neighboring counties, and forecasts from PSU’s Population Research Center.

Population projections by grade-level for 5, 10, and 15 year outlook.

Building capacity based on a review of the number of current teaching stations and their use.

Considers class size goals and future programs.

TEACHING STATIONS	Quantity	Class Size Goals	Capacity at 100% Use	Current Utilization (2)	Adjusted Capacity	Location
General Classroom (1)	11	25	275	0.83	299	Main building
SPED (Functional Learning Center)	1	15	15	0.83	12	Main building
Science Labs	2	25	50	0.83	42	Main building
Music and Performing Arts	0				0	
Art Classrooms	1	25	25	0.83	21	Main building
CTE Labs (Ag, Construction Tech, Health Science)	3	25	75	0.83	62	Classroom in main, Lab in outbuilding
P.E. Gymnasium/Wrestling	1	25	25	1.00	25	Mezzaning-level wrestling not included, is not accessible.
TOTAL	19		465		392	

EDUCATIONAL ADEQUACY ASSESSMENTS

Evaluates the physical aspects of the building and site to support the educational programs and goals of the District.

Interviews with all School principals

Teacher and Staff Listening Sessions and Surveys. 70 participants, all schools represented.

Student Surveys. 127 participants, all schools represented.



2020-2021

LONG-RANGE FACILITY PLAN

Gervais School District



LONG-RANGE FACILITY PLAN

A community-led committee works to determine the Long-Range vision and guiding principals.

The committee reviews the deficiencies in current facilities and capacity needs outlined in the previous assessments and prioritizes those improvements.

The long-range facility plan sets the facility goals for the next 10 years.

THE LONG-RANGE VISION

Guiding Principles

- 1** Our schools will be safe and secure for all our students and teachers.
- 2** All our students will have the resources they need to reach their full potential. Our students will be prepared for their future and will thrive.
- 3** Our schools will draw people in. Students come back to Amity to send their kids to our schools. Our schools grow the community.
- 4** Our school buildings will be safe in a natural disaster.
- 5** Our school buildings will provide space for future growth and will have the quality our students and community deserve.

COMMUNITY-BASED DECISION-MAKING

GERVAIS MIDDLE SCHOOL

Project Prioritization Survey Results

The following charts represent the committee's voting results. The committee was broken into three groups, each dot represents the vote of one group. Some groups abstained to vote on certain line items.

CTE AND STEM EDUCATIONAL PROGRAM SUPPORT	Low Priority			Moderate Priority			High Priority			Comments
Remodel, or add new science labs with modern equipment										
Add spaces for electives (CTE, music, culinary, etc.)										
Provide a multipurpose, flexible, hands-on learning and making lab										

BUILDING COMMUNITY AND SUPPORTING STUDENTS	Low Priority			Moderate Priority			High Priority			Comments
Remodel to make existing classrooms larger with added storage										
Provide a staff room for professional development and collaboration										
Improve counseling services — places students can decompress with a counselor										
Provide a student-owned chill space for “down time”										
Outdoor learning and gathering spaces for students										

GERVAIS ELEMENTARY SCHOOL

Project Prioritization Survey Results

The following charts represent the committee's voting results. The committee was broken into three groups, each dot represents the vote of one group. Some groups abstained to vote on certain line items.

CTE AND STEM EDUCATIONAL PROGRAM SUPPORT	Low Priority			Moderate Priority			High Priority			Comments
Remodel the library to become a space for hands-on, project-based learning. It should be the central location to access mobile STE(A)M carts and supplies, and have all the components of a 21st-century learning lab for projects big and small.										
New books for all grades										
More computers										Have plenty of chromebooks, but they're limited processing for STE(A)M projects.
Performance and presentation space with stage and risers										A high quality space to “show off our kids!” and what they create (STE(A)M).

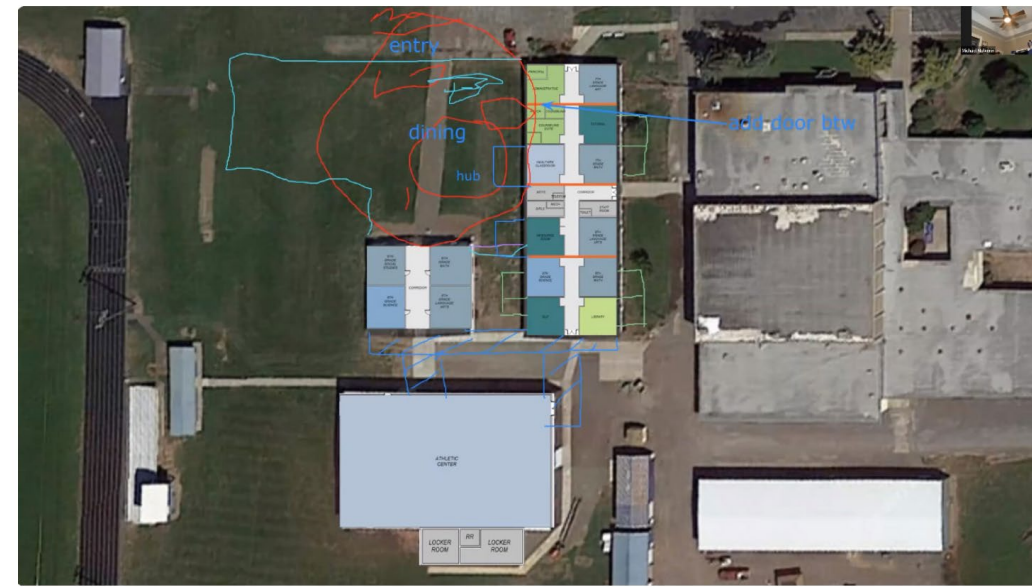
BUILDING COMMUNITY AND SUPPORTING STUDENTS	Low Priority			Moderate Priority			High Priority			Comments
More flexible and comfortable furniture in classrooms and library for individual and group work										
Create gallery spaces for students to show off their work. Some installations should be permanent, others not.										
Spaces like “calming corners” where students can de-escalate away from the classroom but still be within sight of teachers										In the classroom, still included but able to have time to themselves.
Lighting upgrades, paint color in the classrooms. Make it look like a place where students think “this is a place for me”										
Provide a student counseling center										
Add silent work spaces for students										In the classroom, would work. Not a high need if it's a separate space.
Provide a designated large conference room / gathering space for teachers										Combine with library remodel in item #1 — teacher collaboration and student collaboration.
Upgrade the staff room										Just received some funds for this.
Add a staff room to the K-2 building										High priority if we don't pass a bond to create a single k-5.
Add windows to the hallway from the classrooms										
Larger workroom with multiple copiers										
More student-owned spaces										
Improve the acoustics in the classrooms										A few rooms.
Add a health room and nurse's office with accessible restroom										
Private office and storage for all teachers within in their classrooms										
Strengthen community between K-2 and 3-5. Staff and students										

LRFP KEY TAKEAWAYS

The Middle School has a capacity need and a classroom-size issue, as well as the challenges of being in multiple buildings. It lacks a place for student dining, electives, and science labs. A future addition should be considered that emphasizes STEM and student wellbeing at the Middle School.

The High School has much-needed facility condition upgrades including a new roof. Consider renovations that include additional classroom capacity and places for students to gather.

The Elementary School has facility assessment concerns, inadequate play structures and STEM program support, and is challenged by the separation of several buildings.



Gervais Middle School



Gervais High School

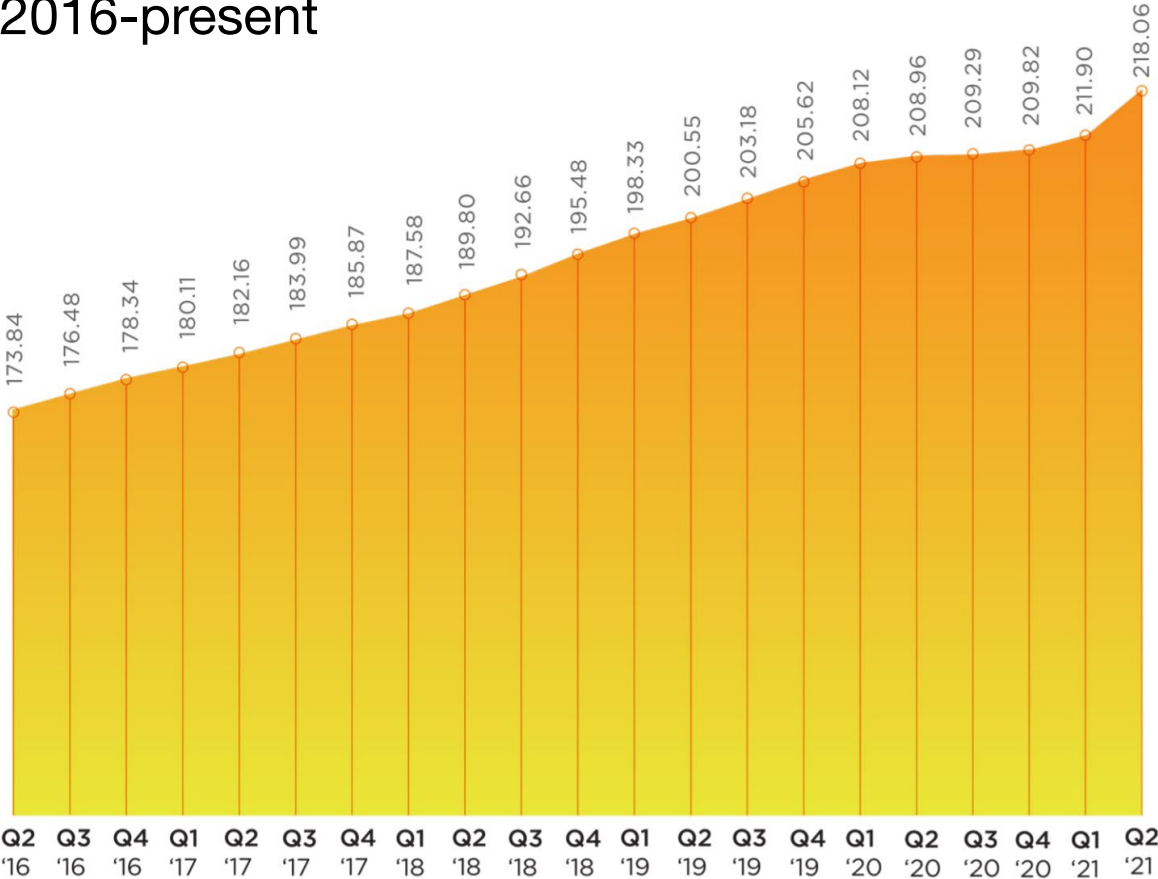


THE CONSTRUCTION MARKET

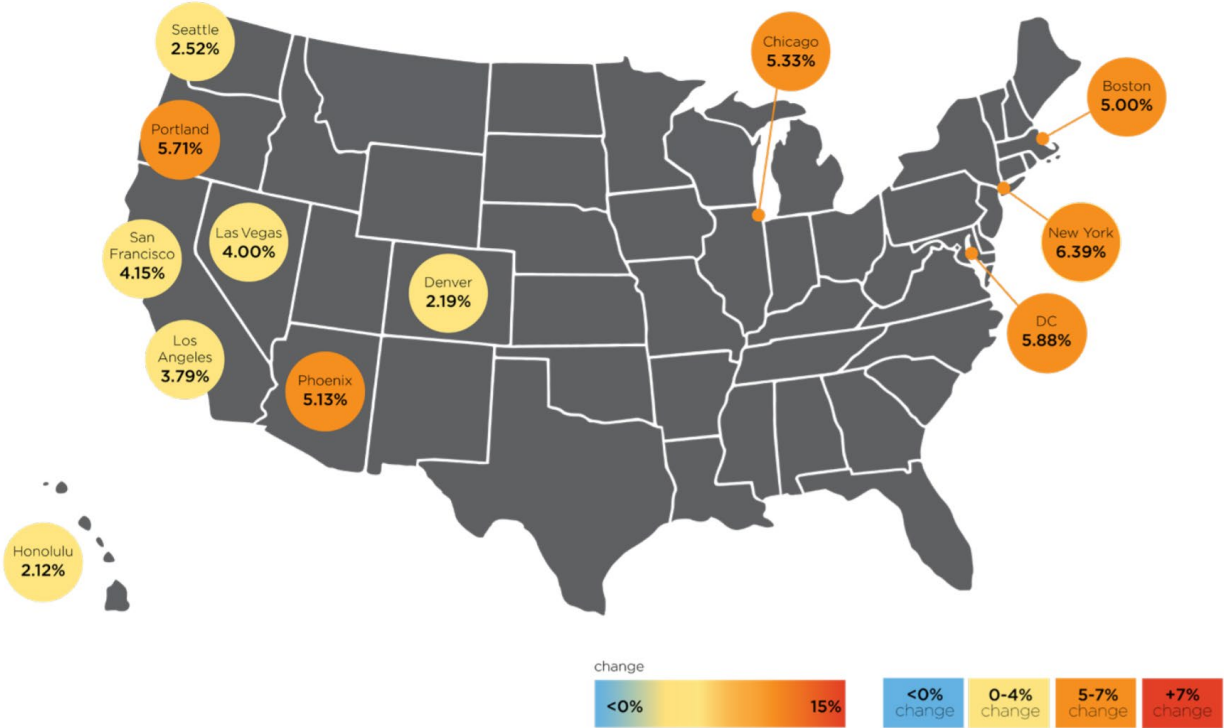
THE CONSTRUCTION MARKET: PAST & PRESENT

<https://s31756.pcdn.co/americas/wp-content/uploads/sites/4/2021/06/Q2-2021-QCR-1.pdf>

NATIONAL CONSTRUCTION COST INDEX
2016-present



COMPARATIVE COST INDEX
2021 2nd QUARTER



THE CONSTRUCTION MARKET: PAST & PRESENT

2ND QUARTER 2021 \$/SF BID COSTS FOR TRADITIONALLY CONSTRUCTED NEW SCHOOLS

DOES NOT INCLUDE:

- DEMOLITION
- ASBESTOS ABATEMENT
- SITE WORK
- OFFSITE IMPROVEMENTS
REQUIRED BY THE JURISDICTION

	EDUCATION					
	ELEMENTARY		HIGH SCHOOL		UNIVERSITY	
LOCATION	LOW	HIGH	LOW	HIGH	LOW	HIGH
USA						
Boston	350	475	375	500	375	600
Chicago	265	380	300	405	350	600
Denver	275	350	300	400	325	475
Honolulu	365	505	435	645	470	760
Las Vegas	225	350	250	455	300	455
Los Angeles	365	480	310	550	460	625
New York	475	600	520	660	510	725
Phoenix	250	350	275	425	350	500
Portland	340	420	370	450	415	565
San Francisco	375	450	385	490	490	695
Seattle	310	340	400	515	465	595
Washington	300	410	325	430	385	625

OSCIM GRANT



Office of Finance and Information Technology

Office of School Facilities

OSCIM Program Pre-Election Commitment Results November 2021

OSCIM Program Priority List Recipients and Waiting List

*District ID numbers that follow a * and are highlighted will receive a commitment of OSCIM Program Priority List Funds.*

District ID	District Name	Local Bond Amount	Priority Rank	OSCIM Grant
*2053	Jefferson County SD 509J	\$24,000,000	24	\$4,000,000
*1964	Coquille SD 8	\$13,500,000	64	\$4,000,000
*1966	North Bend SD 13	\$48,300,000	80	\$4,000,000

OSCIM Program First in Time List Recipients and Waiting List

District ID numbers that follow a ^ and are highlighted will receive a commitment of OSCIM Program First in Time List Funds.

District ID	District Name	Local Bond Amount	Priority Rank	OSCIM Grant
^1923	Lake Oswego SD 7J	\$180,000,000	196	\$4,000,000
^2262	Knappa SD 4	\$14,000,000	102	\$4,000,000

EXPLANATION OF PROJECT COSTS:

Construction Budget: The value paid to the general contractor to build the project as drawn in the construction documents by the design team. In the case of a competitively bid project, this is synonymous with the “bid price”.

Soft Costs: The costs paid to administer the project including, but not limited to: jurisdictional permits, site surveys & geotechnical analysis, special inspectors, project management, design services (architects and engineers), furniture fixtures & equipment, market volatility factor, and construction contingencies.

Project Budget = Construction Budget + Soft Cost

Typically, a project budget is about 62% Construction Cost, 38% Soft Cost depending on scale and complexity.



PROJECT LISTS & PRIORITIES



NEXT STEPS

NEXT STEPS

AUGUST 25	BDC KICKOFF
SEPTEMBER 14	MEETING #2
SEPTEMBER 28	MEETING #3
OCTOBER 12	MEETING #4
OCTOBER 26	MEETING #5
NOVEMBER 9	MEETING #6
NOVEMBER 30 TH	BDC WRAP UP
DECEMBER 9 TH	BOARD PRESENTATION



Thank You!

Gervais Elementary School

2021 Bond Planning Committee

CTE, STEAM Programs, and Capacity Needs	High Priority	Moderate Priority	Future Priority	Construction Budget*	Project Budget**	Notes
Library Remodel to support STEM	X			\$35,000	\$48,300	allowance
Performance and presentation space with stage and risers	X			\$400,000	\$552,000	remodel existing stage/storage, open to library. approx 2000sf heavy remodel
Building Community & Supporting Students						
Replace Worn & Inflexible classroom furniture	X			\$350,000	\$350,000	furniture, no markups
Prioritize student wellbeing	X			\$75,000	\$103,500	remodel allowance to create gallery spaces to show off student work, calming corners for de-escalation, small group work zones
Provide a student counseling center	X			\$200,000	\$276,000	1000sf heavy remodel
Provide a designated large conference room / gathering space for teachers	X			\$30,000	\$41,400	250sf remodel
Upgrade the staff room	X			\$75,000	\$103,500	heavy remodel, incl. kitchen
Add a staff room to the K-2 building			X	\$15,000	\$20,700	light remodel, can be incorporated into other staff room
Add windows to the hallway from the classrooms	X			\$10,000	\$13,800	500 ea x 20. For supervision of students doing group work in
Larger workroom with multiple copiers		X		\$28,000	\$38,640	200sf remodel
Improve the acoustics in the classrooms	X			\$30,000	\$41,400	allowance for "a few rooms", pending acoustic study.
Add a health room and nurse's office with accessible restroom	X			\$100,000	\$138,000	500sf heavy remodel
Strengthen community between K-2 and 3-5. Staff and students	X				\$0	what does this look like? Discuss with BDC
Improve Single-Occupant restrooms for community and student needs	X			\$85,000	\$117,300	400sf ea heavy redmoel
Reconfigure storage to make more efficient and functional in classrooms	X			\$35,000	\$48,300	allowance
Infrastructure, Access, & Safety						
New bleachers in the gym	X			\$80,000	\$110,400	500 seat
Adequately sized covered play area so students do not need the gym on rainy days	X			\$500,000	\$690,000	5000sf covered play
New, more secure doors for lockdown	X			\$70,000	\$96,600	replace 35 doors @ \$2,000 ea
Improve accessibility & security at entry doors: Add a vestibule or automatic door locks and wheelchair accesss. Make a welcoming entry.	X			\$125,000	\$172,500	500sf remodel
Fix the safety issues at the K-2 building: students who bolt can run straight to the street	X			\$25,000	\$34,500	
Seismic upgrades	X			\$1,207,500	\$1,666,350	per assessment report
Roof upgrades - reframe to eliminate the "well" area	X			\$96,126	\$132,654	per assessment report
Exterior improvements- siding, trim, window replacement in the gym building,	X			\$377,603	\$521,092	does not include roof well, match appearance to other building
Interior improvements - replace broken/damaged ceilings, flooring, walls, general interior refresh with paint and color	X			\$185,000	\$255,300	per assessment report + 15k for paint throughout
Investigate kitchen layout and space - expand or remodel	X			\$150,000	\$207,000	minor remodel
Security vestibule	X			\$183,333	\$253,000	1000sf remodel, includes admin remodel.
Safety and Intrusion hardening	X			\$400,000	\$552,000	allowance
Replace flooring at entry to gym/commons building	X			\$15,000	\$20,700	
SubTotal	\$6,545,596	\$38,640	\$20,700		\$6,604,936	
Total 2022 Construction Start***	\$6,971,059	\$41,152	\$22,046		\$7,034,256	
Total 2023 Construction Start	\$7,424,178	\$43,826	\$23,478		\$7,491,483	

*New and Remodel construction costs based on ODE facility assessment templates and seismic report. New construction \$/sf values for new construction current to Summer 2021 rates.

**Project Budget = Construction Budget + Consultant & PM Budget (16%) + Design & Construction Contingency (8%) + Permits, Fees, Furniture, & Equipment (14%)

*** Rates based on 6.5% per year assumed escalation

Gervais High School

2021 Bond Planning Committee

CTE, STEAM Programs, and Capacity Needs	High Priority	Moderate Priority	Future Priority	Construction Budget*	Project Budget**	Notes
Add more CTE elective spaces, supplement what will be offered by the Willamette Career Academy			X	\$3,315,000	\$4,574,700	6500sf New Construction
Add music & performing arts spaces		X		\$2,040,000	\$2,815,200	New Construction: 1800sf Band, + 1400sf Choir, + Stor
Upgrade science labs ventilation/plumbing/electrical			X	\$250,000	\$345,000	OR build new - see below
Provide spaces for student break-out small group project work	X			\$35,000	\$48,300	remodel allowance
Add Outdoor classroom	X			\$115,000	\$158,700	
New culinary arts lab	X			\$1,020,000	\$1,407,600	2000sf new construction
Update the existing CTE rooms	X			\$95,000	\$131,100	remodel allowance
Increase the size of the commons and kitchen to serve the HS population		X		\$1,530,000	\$2,111,400	3000sf addition, MS will have its own - revisit
Add a student store/cafe (that partners with the Business CTE program)	X			\$160,000	\$220,800	800sf remodel
Add 2 new science labs + student toilets	X			\$2,065,500	\$2,850,390	3200sf Labs & Storage + 850sf Restrooms
Convert existing science labs to 3 classrooms, create connection to South Wing	X			\$675,000	\$931,500	
Building Community & Supporting Students						
Add a college/career pathways center with computers for students	X			\$300,000	\$414,000	1200sf remodel
Relocate counseling to be closer to where students gather and not in the admin area, make more welcoming	X			\$162,500	\$224,250	650sf remodel
Private office and storage for all teachers within their classroom			X	\$255,000	\$351,900	17x100sf remodel
Provide a place for homeless youth to access the things they need independently	X			\$15,000	\$20,700	allowance
Remodel Existing Courtyard to be a Student Center	X			\$1,530,000	\$2,111,400	3000sf New Construction
Remodel Student Restrooms	X			\$150,000	\$207,000	1200sf heavy remodel
Add a break room for all staff	X			\$80,000	\$110,400	550sf remodel
Replace Worn & Inflexible classroom furniture	X			\$250,000	\$250,000	allowance, no markup
Update library to have more collaborative spaces	X			\$10,000	\$13,800	allowance
Add places to exhibit student work and highlight our culture and history		X		\$25,000	\$34,500	allowance
Add a nurse's office with toilet	X			\$125,000	\$172,500	500sf remodel
Lockers for students, currently sharing	X			\$15,000	\$20,700	allowance
Increase opportunities for dining areas throughout school	X			\$25,000	\$34,500	allowance
Remodel locker rooms	X			\$750,000	\$1,035,000	heavy remodel
Infrastructure, Access, & Safety						
Replace Roof	X			\$2,075,986	\$2,864,861	
ADA access to the gym mezzanine, remodel for weightlifting & high need students	X			\$65,000	\$89,700	
Replace outdated tech equipment		X		\$30,000	\$41,400	allowance
Interior entry for room 21			X	\$3,000	\$4,140	
Fix extermination concerns in "south hall"	X			\$5,000	\$6,900	allowance
Seismic Upgrades	X			\$1,677,500	\$2,314,950	per assessment report
Exterior Improvements - replace single pane windows, replace damaged doors, repair walls, repaint	X			\$150,000	\$207,000	Tie all three schools together, Exterior entry refresh.
Interior Improvements - replace damaged flooring, ceiling, and wall surfaces. New Paint and refresh throughout	X			\$675,112	\$931,655	Doesn't include roof
Resurface and restripe driveways and parking lots			X	\$250,000	\$345,000	
Security vestibule	X			\$183,333	\$253,000	1000sf remodel including admin area remodel
Safety and Intrusion hardening	X			\$400,000	\$552,000	allowance
SubTotal						
Total 2023 Construction Start***	\$17,582,705	\$5,002,500	\$5,620,740		\$28,205,945	
Total 2024 Construction Start	\$18,725,581	\$5,327,663	\$5,986,088		\$30,039,331	
	\$19,942,743	\$5,673,961	\$6,375,184		\$31,991,888	

*New and Remodel construction costs based on ODE facility assessment templates and seismic report. New construction \$/sf values for new construction current to Summer 2021 rates.

**Project Budget = Construction Budget + Consultant & PM Budget (16%) + Design & Construction Contingency (8%) + Permits, Fees, Furniture, & Equipment (14%)

*** Rates based on 6.5% per year assumed escalation

Gervais Middle School

2021 Bond Planning Committee

CTE, STEAM Programs, and Capacity Needs	High Priority	Moderate Priority	Future Priority	Construction Budget*	Project Budget**	Notes
New STEM, Dining, and Performing Arts Building with Main Entry	X			\$11,934,000	\$16,468,920	23,400sf New Construction - See Area Program

Building Community & Supporting Students

Remodel to make existing classrooms larger with added storage and staff restrooms	X			\$800,000	\$1,104,000	4000sf remodel
Improve counseling services - places students can decompress with a counselor	X			\$10,000	\$13,800	500sf remodel
Provide a student-owned gathering spaces throughout existing building & Spaces to highlight student work	X			\$50,000	\$69,000	allowance
Outdoor learning and gathering spaces for students	X			\$35,000	\$48,300	allowance, create covered area
Replace Worn & Inflexible classroom furniture	X			\$150,000	\$150,000	allowance, no markups
Private office and storage for all teachers within their classroom			X	\$180,000	\$248,400	100sf x 12 = 1200sf remodel
Exterior building refresh	X			\$25,000	\$34,500	allowance
A Completely New Building			X	\$25,500,000	\$35,190,000	50,000sf New Construction
Reduce crowding in the hallway by moving or re-arranging lockers	X			\$10,000	\$13,800	allowance
Gym - upgrade locker rooms, gender neutrality, etc.				\$115,000	\$158,700	500sf Remodel

Infrastructure, Access, & Safety

Fix the slippery gym floor (District is currently remodeling)			X	\$72,000	\$99,360	New 6000sf rubber gym flooring, \$12/sf
Accessible bleachers	X			\$70,000	\$96,600	400 seating
Provide Restrooms and drinking fountains close to the 8th grade building	X			\$42,500	\$58,650	
Connect the 8th grade building, create a "Middle School Community"	X			\$510,000	\$703,800	1000sf New Construction
Remodel locker rooms to increase safety	X			\$85,000	\$117,300	
Resurface and restripe parking lot	X			\$15,000	\$20,700	
Interior improvements - replace damaged flooring in 8th grade building	X			\$7,000	\$9,660	
Safety and Intrusion hardening in Existing Building (included in new construction)	X			\$400,000	\$552,000	allowance

SubTotal	\$19,461,030	\$0	\$35,537,760		\$55,157,490
Total 2023 Construction Start**	\$20,725,997	\$0	\$37,847,714		\$58,742,727
Total 2024 Construction Start	\$22,073,187	\$0	\$40,307,816		\$62,561,004

*New and Remodel construction costs based on ODE facility assessment templates and seismic report. New construction \$/sf values for new construction current to Summer 2021 rates.

**Project Budget = Construction Budget + Consultant & PM Budget (16%) + Design & Construction Contingency (8%) + Permits, Fees, Furniture, & Equipment (14%)

*** Rates based on 6.5% per year assumed escalation

Area Program for New MS STEM & Multipurpose Addition	SF
Multipurpose Commons	3500
Stage & Stage storage	1200
Kitchen	1800
STEM Makerspace Lab & Storage	1600
2 Science Labs with Prep Area & Storage	3200
Restrooms	1000
Main entry & Admin office w/ Nurse & Health Room	1000
Music Room with Instrument Storage & 2 practice rooms	1900
Culinary Arts Lab & Storage	1600
Custodial, Mechanical, Electrical, & Telecom	1200
Subtotal	18000
30% Net to Gross (hallways, wall thicknesses, shafts, etc.)	
Total SF	23400

Other Projects / Properties

2021 Bond Planning Committee

	High Priority	Moderate Priority	Future Priority	Construction Budget*	Project Budget**
Remodel Sam Brown for health and counseling center for students and community to access			X	\$250,000	\$345,000
Football bleachers, press box upgrades	X			\$225,000	\$310,500
PreEngineered Concessions Building & Restrooms at fields	X			\$275,000	\$379,500
New turf football/soccer field and lighting	X			\$1,200,000	\$1,656,000
New turf softball & baseball fields and lighting		X		\$1,500,000	\$2,070,000
New turf softball & baseball infield only	X			\$350,000	\$483,000
New turf practice field	X			\$800,000	\$1,104,000
Resurface track			X	\$215,000	\$296,700
New scoreboards for all fields			X	\$35,000	\$48,300

Notes

1000 remodel

Bleachers on both sides, no cover. Redo Pressbox with lift.

sf tbd

where occurs?

SubTotal	\$3,933,000	\$2,070,000	\$690,000		\$6,693,000
Total 2023 Construction Start***	\$4,188,645	\$2,204,550	\$734,850		\$7,128,045
Total 2024 Construction Start	\$4,460,907	\$2,347,846	\$782,615		\$7,591,368

*New and Remodel construction costs based on ODE facility assessment templates and seismic report. New construction \$/sf values for new construction current to Summer 2021 rates.

**Project Budget = Construction Budget + Consultant & PM Budget (16%) + Design & Construction Contingency (8%) + Permits, Fees, Furniture, & Equipment (14%)

*** Rates based on 6.5% per year assumed escalation

Gervais School District

Budget Estimates Summary

Last Edited: August 25, 2021

Project		Total Budget		
		High Priority	Moderate Priority	Future Priority
A	GERVAIS ELEMENTARY SCHOOL			
	Total	\$7,424,178	\$43,826	\$23,478
B	GERVAIS MIDDLE SCHOOL			
	Total	\$22,073,187	\$0	\$40,307,816
C	GERVAIS HIGH SCHOOL			
	Total	\$19,942,743	\$5,673,961	\$6,375,184
D	OTHER PROJECTS			
	Total	\$4,460,907	\$2,347,846	\$782,615
TOTAL		\$53,901,015	\$8,065,633	\$47,489,093