



**IBI GROUP**  
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# Minutes

|                     |                                       |                            |                    |
|---------------------|---------------------------------------|----------------------------|--------------------|
| <b>Project</b>      | Gervais SD Bond Planning              | <b>Date</b>                | September 14, 2021 |
| <b>Location</b>     | Zoom Online Meeting                   | <b>Project No</b>          | 135341             |
| <b>Subject</b>      | Bond Development Committee Meeting 2  |                            |                    |
| <b>Attendees</b>    | <b>Name</b>                           | <b>Affiliation</b>         |                    |
|                     | 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                        |                            |                    |
|                     | April Joy Koer                        |                            |                    |
|                     | Melinda Fitz-Henry                    |                            |                    |
|                     | Michelle Chase                        |                            |                    |
|                     | Ken Stott                             |                            |                    |
|                     | Esther Oropeza                        |                            |                    |
|                     | Toni Johnson                          |                            |                    |
|                     | Sylvia Valentine-Garcia               |                            |                    |
|                     | Henry Buswante                        |                            |                    |
|                     | Amanda Braswell                       |                            |                    |
|                     | Terry Beilke                          |                            |                    |
|                     | Rebecca Stuecker                      | IBI Group                  |                    |
|                     | Emily Buckberg                        |                            |                    |
| <b>Distribution</b> | Attendees; Bond Development Committee |                            |                    |

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

1. Welcome
2. Schedule and Upcoming Tours
  - a. September 18 – 11:30 North Marion SD
  - b. September 22 – 5:30 Santiam Canyon SD
  - c. Committee to RSVP and communicate preferred transportation to Dandy ASAP
3. Takeaways from Meeting #1
  - a. IBI communicated takeaways from the previous BDC meeting
    - i. Items on project sheets were confirmed/added
    - ii. New Options (new MS wing on HS, New HS bldg. and existing HS remodel, New ES) added for cost estimation
4. Concept Plans and Bond Options
  - a. IBI presented each master planning scheme determined at the previous BDC meeting, and a summary of total costs associated with each
  - b. Consideration of buying Brooks back as a cost savings endeavor
    - i. The District sold Brooks for 2M, since then it has been remodeled to be a pre-k school. The cost to buy it back and remodel it to be a functional middle school would be well over 4M.
    - ii. The reasons for bringing the Middle School to Gervais 20 years ago are still valid: one centralized school community, sharing elective teachers with the high school, etc.
  - c. Pre-fab buildings at Santiam Canyon reduced cost, constructed for 17 million. Costs presented represent stick frame construction, pre-fab buildings could reduce costs
    - i. Can employ strategy of building for immediate future, planning for long-term goals
  - d. Toni Johnson: Middle School cannot be ignored, capacity situation is crucial
  - e. If we build a “portable village”, as shown in one of the options, could we sell back the portables and recoup the money spent? Gil Miller: portable value is low, would likely be a low return. In recent years Districts have had to give them away.
5. Piper Sandler Report
  - a. Dandy presented Piper Sandler report to committee
    - i. Explanation of cost per thousand in 20 vs 25 year bond
    - ii. UGB extension is multi-year process that hasn’t even begun, therefore the District should assume that after this new development is built there will be no more significant developments to spread the tax burden.
    - iii. City utilities are also maxed out
    - iv. Comparison of district cost/thousand across the region
6. Next Steps
  - a. Sooner=better in terms of community engagement
    - i. Send surveys October, face-to-face engagement in late October

- ii. Conferences in October, could assist in achieving good cross section of community

Next Steps:

**BDC Meeting #3 on September 28, 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:

| <u>Item:</u>                | <u>Pages:</u> |
|-----------------------------|---------------|
| Presentation                | 31            |
| Project Lists and estimates | 11            |



# BOND DEVELOPMENT COMMITTEE

MEETING #2

GERVAIS SCHOOL DISTRICT  
SEPTEMBER 14, 2021

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# AGENDA

- 6:00 Welcome
- 6:05 Schedule & Upcoming Tours
- 6:15 Takeaways from Meeting #1
- 6:20 Concept Plans & Bond Options
- 7:00 Piper Sandler Report
- 7:25 Next Steps



# SCHEDLE & TOURS

# TOURS

|                           |                               |
|---------------------------|-------------------------------|
| AUGUST 25                 | BDC KICKOFF                   |
| SEPTEMBER 14              | MEETING #2                    |
| SEPTEMBER 18              | TOUR - 11:30 NORTH MARION SD  |
| SEPTEMBER 22              | TOUR - 5:30 SANTIAM CANYON SD |
| SEPTEMBER 28              | MEETING #3                    |
| OCTOBER 12                | MEETING #4                    |
| OCTOBER 26                | MEETING #5                    |
| NOVEMBER 9                | MEETING #6                    |
| NOVEMBER 30 <sup>TH</sup> | BDC WRAP UP                   |
| DECEMBER 9 <sup>TH</sup>  | BOARD PRESENTATION            |



# MEETING #1 - TAKEAWAYS



# MEETING #1 TAKEAWAYS

Confirm items are on the project lists:

- HVAC upgrades are at the Elementary and High School (gym)
- LED lighting replacement at Elementary and Middle School
- Staff wellness rooms
- Parking lot repave
- Reduced HS library remodel scope
- Adequate classroom count for Middle School Capacity needs.

Develop Costs and Plans for other options:

- Build a Middle School wing onto the HS
- Build a New High School and remodel the existing high school to be the middle school.
- What is the cost of a New Elementary School

| CTE, STEAM Programs, and Capacity Needs  | High Priority | Moderate Priority | Future Priority | Construction Budget* | Project Budget** |
|--|---------------|-------------------|-----------------|----------------------|------------------|
| Add more CTE elective spaces, supplement what will be offered by the Willamette Career Academy |               |                   | X               | \$3,315,000          | \$4,574,700      |
| Add music & performing arts spaces   |               | X                 |                 | \$2,040,000          | \$2,815,200      |
| Upgrade science labs ventilation/plumbing/electrical   |               |                   | X               | \$250,000            | \$345,000        |
| Provide spaces for student break-out small group project work                                  | X             |                   |                 | \$35,000             | \$48,300         |
| Add Outdoor classroom  | X             |                   |                 | \$115,000            | \$158,700        |
| New culinary arts lab  | X             |                   |                 | \$1,020,000          | \$1,407,600      |
| Update the existing CTE rooms  | X             |                   |                 | \$95,000             | \$131,100        |
| Increase the size of the commons and kitchen to serve the HS population                        |               | X                 |                 | \$1,530,000          | \$2,111,400      |
| Add a student store/cafe (that partners with the Business CTE program)                         | X             |                   |                 | \$160,000            | \$220,800        |
| Add 2 new science labs + student toilets   | X             |                   |                 | \$2,065,500          | \$2,850,390      |
| Convert existing science labs to 3 classrooms, create connection to South Wing                 | X             |                   |                 | \$675,000            | \$931,500        |

| Building Community & Supporting Students   | High Priority | Moderate Priority | Future Priority | Construction Budget* | Project Budget** |
|--|---------------|-------------------|-----------------|----------------------|------------------|
| Add a college/career pathways center with computers for students   | X             |                   |                 | \$300,000            | \$414,000        |
| Relocate counseling to be closer to where students gather and not in the admin area, make more welcoming | X             |                   |                 | \$162,500            | \$224,250        |
| Private office and storage for all teachers within their classroom                                       |               |                   | X               | \$255,000            | \$351,900        |
| Provide a place for homeless youth to access the things they need independently                          | X             |                   |                 | \$15,000             | \$20,700         |
| Remodel Existing Courtyard to be a Student Center  | X             |                   |                 | \$1,530,000          | \$2,111,400      |
| Remodel Student Restrooms  | X             |                   |                 | \$150,000            | \$207,000        |
| Add a break room for all staff   | X             |                   |                 | \$80,000             | \$110,400        |
| Replace Worn & Inflexible classroom furniture  | X             |                   |                 | \$250,000            | \$250,000        |
| Update library to have more collaborative spaces   | X             |                   |                 | \$10,000             | \$13,800         |
| Add places to exhibit student work and highlight our culture and history                                 |               | X                 |                 | \$25,000             | \$34,500         |
| Add a nurse's office with toilet   | X             |                   |                 | \$125,000            | \$172,500        |
| Lockers for students, currently sharing  | X             |                   |                 | \$15,000             | \$20,700         |
| Increase opportunities for dining areas throughout school  | X             |                   |                 | \$25,000             | \$34,500         |
| Remodel locker rooms   | X             |                   |                 | \$750,000            | \$1,035,000      |

| Infrastructure, Access, & Safety   | High Priority | Moderate Priority | Future Priority | Construction Budget* | Project Budget** |
|--|---------------|-------------------|-----------------|----------------------|------------------|
| 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         |
| Interior entry for room 21   |               |                   | X               | \$3,000              | \$4,140          |
| Fix extermination concerns in "south hall"   | X             |                   |                 | \$5,000              | \$6,900          |
| Seismic Upgrades   | X             |                   |                 | \$1,677,500          | \$2,314,950      |
| Exterior Improvements - replace single pane windows, replace damaged doors, repair walls, repaint              | X             |                   |                 | \$150,000            | \$207,000        |
| Interior Improvements - replace damaged flooring, ceiling, and wall surfaces. New Paint and refresh throughout | X             |                   |                 | \$675,112            | \$931,655        |
| Resurface and restripe driveways and parking lots  |               |                   | X               | \$250,000            | \$345,000        |
| Security vestibule   | X             |                   |                 | \$183,333            | \$253,000        |
| Safety and intrusion hardening   | X             |                   |                 | \$400,000            | \$552,000        |

|                                  |              |             |             |  |              |
|----------------------------------|--------------|-------------|-------------|--|--------------|
| SubTotal                         | \$17,582,705 | \$5,002,500 | \$5,620,740 |  | \$28,205,945 |
| Total 2023 Construction Start*** | \$18,725,581 | \$5,327,663 | \$5,986,088 |  | \$30,039,331 |
| Total 2024 Construction Start    | \$19,942,743 | \$5,673,961 | \$6,375,184 |  | \$31,991,888 |



# CONCEPT PLANS & BOND COST OPTIONS

# ELEMENTARY SCHOOL – OPTION A

## CTE, STEAM PROGRAMS, AND CAPACITY NEEDS

Library remodel, performance & presentation remodel

## BUILDING COMMUNITY & SUPPORTING STUDENTS

Furniture replacement, counseling center, staff wellness room, acoustic upgrades, restroom remodels

## INFRASTRUCTURE, ACCESS, & SAFETY

New covered play area, seismic upgrades, HVAC upgrades, LED lighting replacement, facility assessment upgrades, bleachers, administration and entry remodel/addition, security upgrades.

## TOTAL

**\$7,598,963**





# ELEMENTARY SCHOOL – OPTION B

## CTE, STEAM PROGRAMS, AND CAPACITY NEEDS

Library remodel, performance & presentation remodel  
4-classroom addition, remove 5<sup>th</sup> grade portable.

## BUILDING COMMUNITY & SUPPORTING STUDENTS

Furniture replacement, counseling center, staff wellness room,  
acoustic upgrades, restroom remodels

## INFRASTRUCTURE, ACCESS, & SAFETY

New covered play area, seismic upgrades, HVAC upgrades,  
LED lighting replacement, facility assessment upgrades,  
bleachers, administration and entry remodel/addition, security  
upgrades.

**TOTAL**

**\$12,069,261**

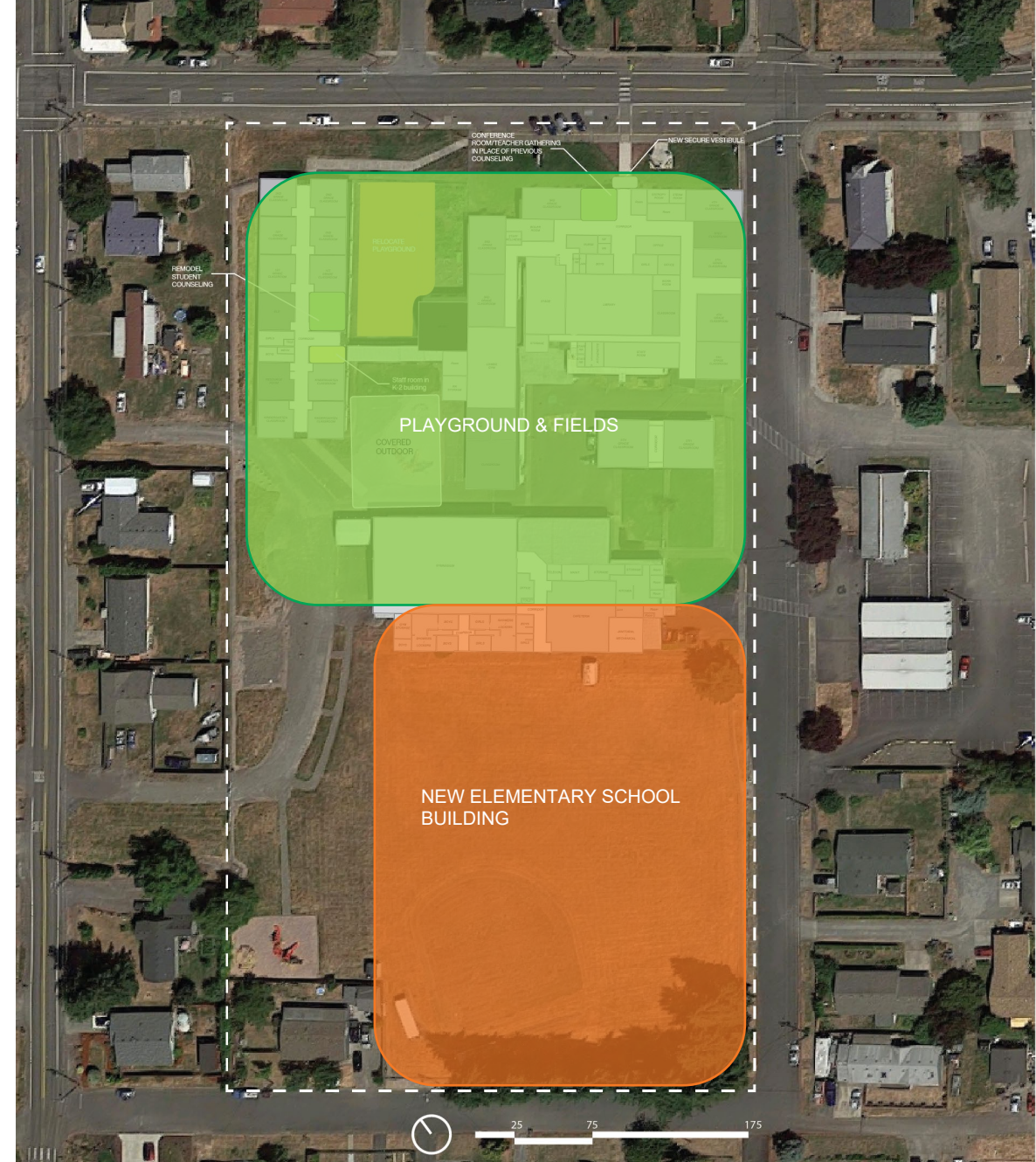




# ELEMENTARY SCHOOL – OPTION C

TOTAL BUILDING REPLACEMENT

\$65,457,940





# MIDDLE SCHOOL – OPTION A

## CTE, STEAM PROGRAMS, AND CAPACITY NEEDS

New 24,310sf addition with STEM spaces, additional classrooms, commons, and entry.

## BUILDING COMMUNITY & SUPPORTING STUDENTS

Furniture replacement, counseling center, staff wellness room, acoustic upgrades, restroom remodels, outdoor learning

## INFRASTRUCTURE, ACCESS, & SAFETY

Accessibility upgrades, parking lot repave, safety & security upgrades, locker room remodel, restroom upgrades

**TOTAL** **\$23,065,073**



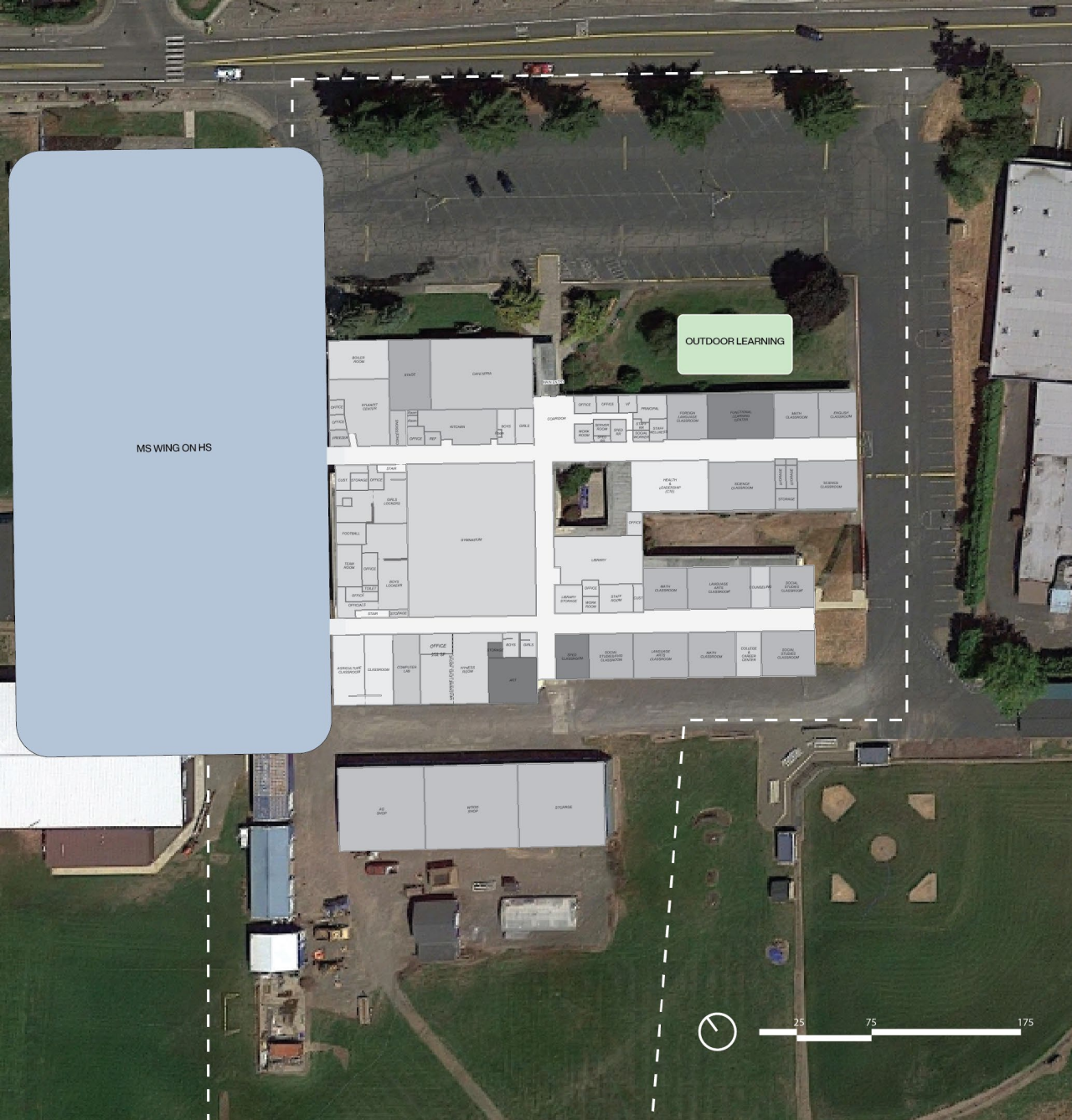
# MIDDLE SCHOOL – OPTION B

## NEW MIDDLE SCHOOL WING

Add a Middle School Wing to the High School. Shared Kitchen and Commons spaces. All other spaces including entry/admin, gym, and classrooms for the middle school are part of the new wing.

TOTAL

\$41,509,913





# MIDDLE SCHOOL – OPTION D

COMPLETELY NEW MS BUILDING

\$43,106,448







# HIGH SCHOOL & MIDDLE SCHOOL OPTION C

## UPGRADE THE HIGH SCHOOL TO BECOME THE MIDDLE SCHOOL \$8,627,887

Complete only the Infrastructure, Access, & Safety upgrades to the high school

## BUILD A NEW HIGH SCHOOL \$79,638,928

Build on the football field (district would be without a field for at least one year) and move the field and track to the middle school site.

## TOTAL \$88,266,815





# HIGH SCHOOL & MIDDLE SCHOOL OPTION C

**UPGRADE THE HIGH SCHOOL TO BECOME THE MIDDLE SCHOOL** **\$8,627,887**

Complete only the Infrastructure, Access, & Safety upgrades to the high school

**BUILD A NEW HIGH SCHOOL** **\$75,913,679**

Build on the middle school site. Move the middle school to portables on the field behind the high school during construction.

**TOTAL** **\$84,541,566**



# HIGH SCHOOL & MIDDLE SCHOOL OPTION C

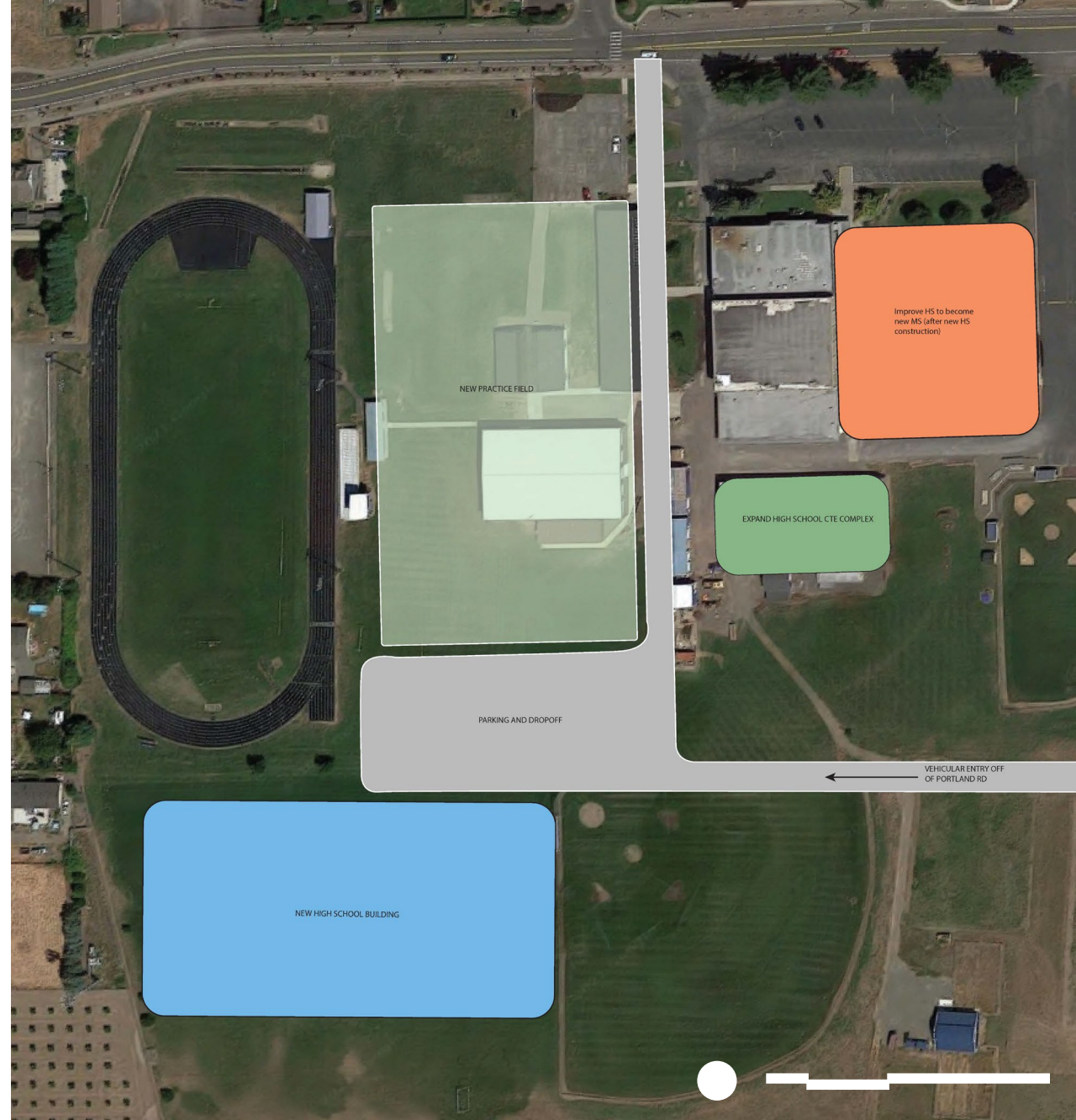
## UPGRADE THE HIGH SCHOOL TO BECOME THE MIDDLE SCHOOL \$8,627,887

Complete only the Infrastructure, Access, & Safety upgrades to the high school

## BUILD A NEW HIGH SCHOOL \$73,565,834

Build on the south play field, develop new vehicular circulation and parking areas, demo the middle school and replace the play field at that location.

**TOTAL \$82,193,721**



# BOND COST SUMMARY

|  |              | Consider for<br>May 2022 Bond* | Future<br>Consideration |
|--|--------------|--------------------------------|-------------------------|
| GERVAIS ELEMENTARY SCHOOL  |              |                                |                         |
| OPTION A   |              |                                |                         |
| Additions and Upgrades to the existing building.   | \$7,598,963  | X                              |                         |
| OPTION B   |              |                                |                         |
| Option A + 4 new classrooms  | \$12,069,261 |                                | X                       |
| OPTION C   |              |                                |                         |
| New Elementary School Building   | \$65,457,940 |                                | X                       |
| GERVAIS MIDDLE SCHOOL  |              |                                |                         |
| OPTION A   |              |                                |                         |
| New 24,310sf STEM, classroom, and admin Addition.<br>Upgrade and remodel the existing building.  | \$23,065,073 | X                              |                         |
| OPTION B   |              |                                |                         |
| Add a Middle School Wing to the High School. Shared<br>Kitchen and Commons spaces. All other spaces including<br>entry/admin, gym, and classrooms for the middle school<br>are part of the new wing. | \$41,509,913 |                                | X                       |
| OPTION C   |              |                                |                         |
| Remodel the High School to become the Middle School  | \$8,627,887  |                                | X                       |
| OPTION D   |              |                                |                         |
| New Middle School Building   | \$43,106,448 |                                | X                       |
| GERVAIS HIGH SCHOOL  |              |                                |                         |
| OPTION A   |              |                                |                         |
| Additions and Upgrades to the existing building.   | \$20,717,581 | X                              |                         |
| OPTION C   |              |                                |                         |
| Build a New High School Building on the football field,<br>relocate fields   | \$79,638,928 |                                | X                       |
| MISCELLANEOUS PROJECTS   |              |                                |                         |
| OPTION A   |              |                                |                         |
| Field turf, field lighting, restrooms and concessions, field<br>house upgrades, bleachers  | \$4,460,907  | X                              |                         |
| TOTAL**  |              | \$55,842,524                   | \$250,410,376           |

\* Costs shown include only those listed as "High Priority" in the project lists

\*\* Cost estimates escalation to a 2024 construction start



# PIPER SANDLER REPORT





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# Gervais School District No. 1

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## General Obligation Bonds Levy Rate Analysis

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September 3, 2021

PIPER | SANDLER

# GERVAIS SCHOOL DISTRICT NO. 1

## General Obligation Bonds, Series 2022 – Summary of Structuring Scenarios

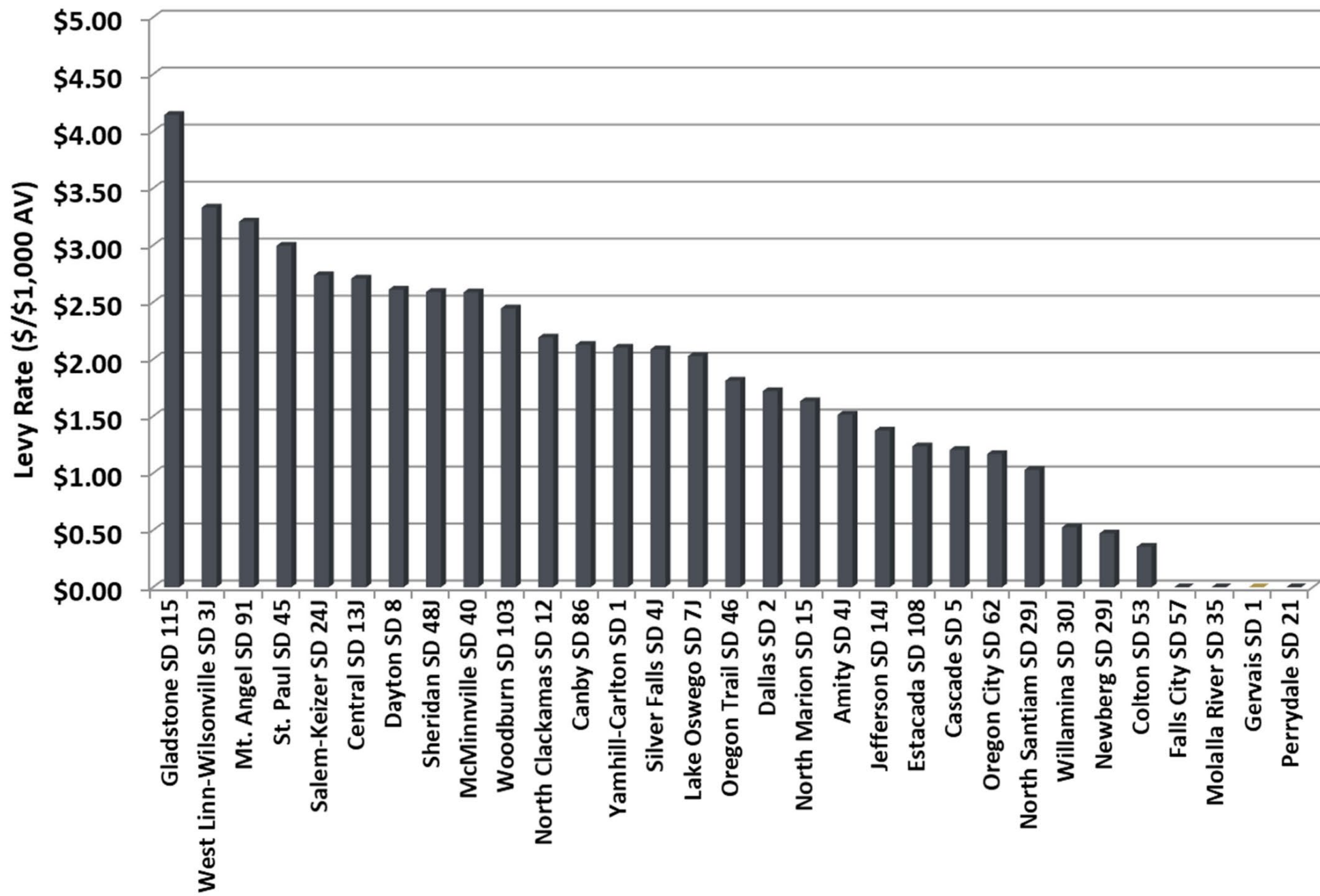
|                                     |            | 20 Year Term |          |              |          |              |          | 25 Year Term |          |              |          |              |          |
|-------------------------------------|------------|--------------|----------|--------------|----------|--------------|----------|--------------|----------|--------------|----------|--------------|----------|
| Structure                           |            | \$15 Million |          | \$18 Million |          | \$21 Million |          | \$15 Million |          | \$18 Million |          | \$21 Million |          |
| Par Amount                          |            | \$15,000,000 |          | \$18,000,000 |          | \$21,000,000 |          | \$15,000,000 |          | \$18,000,000 |          | \$21,000,000 |          |
| Dated Date                          |            | 6/15/2022    |          | 6/15/2022    |          | 6/15/2022    |          | 6/15/2022    |          | 6/15/2022    |          | 6/15/2022    |          |
| Final Maturity                      |            | 6/15/2042    |          | 6/15/2042    |          | 6/15/2042    |          | 6/15/2047    |          | 6/15/2047    |          | 6/15/2047    |          |
| Amortization Period                 |            | 20 Years     |          | 20 Years     |          | 20 Years     |          | 25 Years     |          | 25 Years     |          | 25 Years     |          |
| Projected Average Levy Rates*       |            |              |          |              |          |              |          |              |          |              |          |              |          |
|                                     | Prior Debt | New Bonds    | Combined | New Bonds    | Combined | New Bonds    | Combined | New Bonds    | Combined | New Bonds    | Combined | New Bonds    | Combined |
| 2021.....                           | \$ -       | \$ -         | \$ -     | \$ -         | \$ -     | \$ -         | \$ -     | \$ -         | \$ -     | \$ -         | \$ -     | \$ -         | \$ -     |
| 2022.....                           | -          | -            | -        | -            | -        | -            | -        | -            | -        | -            | -        | -            | -        |
| 2023-2042.....                      | -          | 1.28         | 1.28     | 1.54         | 1.54     | 1.80         | 1.80     | 1.09         | 1.09     | 1.31         | 1.31     | 1.53         | 1.53     |
| 2043-2047.....                      | -          | -            | -        | -            | -        | -            | -        | 1.09         | 1.09     | 1.31         | 1.31     | 1.53         | 1.53     |
| Interest Estimates                  |            |              |          |              |          |              |          |              |          |              |          |              |          |
| Cushion over Current Interest Rates |            | + 1.50%      |          | + 1.50%      |          | + 1.50%      |          | + 1.50%      |          | + 1.50%      |          | + 1.50%      |          |
| True Interest Cost (TIC)**          |            | 3.64%        |          | 3.64%        |          | 3.64%        |          | 4.03%        |          | 4.03%        |          | 4.03%        |          |
| Total Interest                      |            | \$7,140,258  |          | \$8,570,385  |          | \$9,999,810  |          | \$10,582,634 |          | \$12,696,866 |          | \$14,809,900 |          |
| Total Interest as % of Par          |            | 48%          |          | 48%          |          | 48%          |          | 71%          |          | 71%          |          | 71%          |          |

\* Projected average levy rates are based on a variety of assumptions regarding AV growth, tax collections & interest rates. Debt service will be fixed when bonds are sold but levy rates are preliminary until the assessor certifies values each year.

\*\* True interest cost is the blended, overall interest rate for the issue. Includes the interest rate cushion.



## 2021 School District Bond Rates



# GERVAIS SCHOOL DISTRICT NO. 1

## Historical Property Values

| Fiscal Year | M5 Real Market Value | % RMV Growth | Total Assessed Value | % Total AV Growth |
|-------------|----------------------|--------------|----------------------|-------------------|
| 2021        | \$ 994,820,225       | 4.09%        | \$ 621,416,238       | 4.21%             |
| 2020        | 955,759,284          | 14.89%       | 596,328,094          | 7.33%             |
| 2019        | 831,921,342          | 8.44%        | 555,626,496          | 3.41%             |
| 2018        | 767,153,211          | 9.29%        | 537,306,667          | 2.77%             |
| 2017        | 701,947,741          | 10.29%       | 522,838,866          | 4.66%             |
| 2016        | 636,469,683          | 5.80%        | 499,560,954          | 3.48%             |
| 2015        | 601,563,696          | 4.38%        | 482,747,512          | 3.31%             |
| 2014        | 576,333,165          | 5.39%        | 467,276,435          | 4.02%             |
| 2013        | 546,869,216          | -4.26%       | 449,204,593          | -0.16%            |
| 2012        | 571,205,366          | -3.98%       | 449,924,351          | 1.73%             |
| 2011        | 594,864,083          | -4.97%       | 442,279,311          | 1.46%             |
| 2010        | 625,956,857          | 0.37%        | 435,899,865          | 5.09%             |
| 2009        | 623,663,112          | 7.06%        | 414,783,575          | 4.03%             |
| 2008        | 582,559,857          | 11.24%       | 398,729,836          | 4.87%             |
| 2007        | 523,673,162          | 12.92%       | 380,208,445          | 3.89%             |
| 2006        | 463,770,095          | 2.74%        | 365,964,965          | 1.79%             |
| 2005        | 451,398,087          | 4.94%        | 359,517,035          | 4.81%             |
| 2004        | 430,146,534          | 0.47%        | 343,015,458          | 1.32%             |
| 2003        | 428,127,800          | 3.21%        | 338,556,672          | 1.98%             |
| 2002        | 414,828,323          | 7.07%        | 331,977,076          | 3.44%             |
| 2001        | 387,420,557          | ---          | 320,926,597          | ---               |

# GERVAIS SCHOOL DISTRICT NO. 1

## School District Levy Rates in Neighboring Districts

| District                    | Extended ADMw (6-26-20) | Assessed Value (Net of Urban Renewal) | 2021 Levy Rates |                   |           |                     |
|-----------------------------|-------------------------|---------------------------------------|-----------------|-------------------|-----------|---------------------|
|                             |                         |                                       | Permanent Rate  | Local Option Rate | Bond Rate | Total District Rate |
| West Linn-Wilsonville SD 3J | 11,230.68               | 8,343,866,635                         | 4.8684          | 1.5000            | 3.3312    | 9.6996              |
| Gladstone SD 115            | 2,266.47                | 944,926,412                           | 4.8650          | -                 | 4.1439    | 9.0089              |
| North Clackamas SD 12       | 20,542.51               | 15,406,431,843                        | 4.8701          | 1.6300            | 2.1910    | 8.6911              |
| Lake Oswego SD 7J           | 7,901.50                | 8,701,430,470                         | 4.4707          | 1.6400            | 2.0277    | 8.1384              |
| Mt. Angel SD 91             | 948.97                  | 290,395,292                           | 4.6268          | -                 | 3.2077    | 7.8345              |
| St. Paul SD 45              | 400.88                  | 187,381,221                           | 4.7763          | -                 | 2.9957    | 7.7720              |
| Dayton SD 8                 | 1,228.66                | 543,611,874                           | 5.0892          | -                 | 2.6108    | 7.7000              |
| Central SD 13J              | 3,965.16                | 1,495,686,803                         | 4.8834          | -                 | 2.7080    | 7.5914              |
| Sheridan SD 48J             | 1,164.72                | 379,263,630                           | 4.7882          | -                 | 2.5908    | 7.3790              |
| Salem-Keizer SD 24J         | 52,366.65               | 20,139,510,847                        | 4.5210          | -                 | 2.7370    | 7.2580              |
| Woodburn SD 103             | 7,565.14                | 1,981,905,489                         | 4.5247          | -                 | 2.4460    | 6.9707              |
| Yamhill-Carlton SD 1        | 1,207.64                | 779,848,872                           | 4.7818          | -                 | 2.1020    | 6.8838              |
| McMinnville SD 40           | 7,866.35                | 3,794,567,401                         | 4.1494          | -                 | 2.5869    | 6.7363              |
| Canby SD 86                 | 5,507.80                | 3,615,411,257                         | 4.5765          | -                 | 2.1271    | 6.7036              |
| Silver Falls SD 4J          | 4,638.28                | 1,960,133,481                         | 4.5458          | -                 | 2.0871    | 6.6329              |
| Oregon Trail SD 46          | 5,198.70                | 3,751,794,479                         | 4.6397          | -                 | 1.8124    | 6.4521              |
| Amity SD 4J                 | 1,040.51                | 429,552,401                           | 4.7796          | -                 | 1.5132    | 6.2928              |
| Dallas SD 2                 | 3,797.54                | 1,833,249,038                         | 4.5527          | -                 | 1.7204    | 6.2731              |
| Jefferson SD 14J            | 1,086.08                | 526,590,806                           | 4.8468          | -                 | 1.3748    | 6.2216              |
| Oregon City SD 62           | 9,426.41                | 6,125,993,042                         | 4.9629          | -                 | 1.1686    | 6.1315              |
| Cascade SD 5                | 2,986.70                | 1,343,647,048                         | 4.6405          | -                 | 1.2050    | 5.8455              |
| Willamina SD 30J            | 1,109.44                | 475,446,106                           | 5.0022          | -                 | 0.5258    | 5.5280              |
| Falls City SD 57            | 357.95                  | 98,902,967                            | 4.2052          | 1.2500            | -         | 5.4552              |
| North Santiam SD 29J        | 2,674.67                | 1,573,560,061                         | 4.3973          | -                 | 1.0300    | 5.4273              |
| Estacada SD 108             | 3,356.62                | 1,853,792,025                         | 4.1476          | -                 | 1.2365    | 5.3841              |
| Colton SD 53                | 759.91                  | 429,071,069                           | 4.9801          | -                 | 0.3554    | 5.3355              |
| Newberg SD 29J              | 5,609.61                | 4,014,425,819                         | 4.6616          | -                 | 0.4716    | 5.1332              |
| North Marion SD 15          | 2,270.39                | 1,192,441,968                         | 3.3333          | -                 | 1.6322    | 4.9655              |
| Molalla River SD 35         | 3,251.81                | 2,042,995,921                         | 4.7001          | -                 | -         | 4.7001              |
| Gervais SD 1                | 1,914.43                | 621,416,238                           | 4.6427          | -                 | -         | 4.6427              |
| Perrydale SD 21             | 463.37                  | 122,088,183                           | 4.5657          | -                 | -         | 4.5657              |

Source: Marion County Department of Assessment and Taxation



# NEXT STEPS

## NEXT STEPS

~~AUGUST 25~~ — ~~BDC KICKOFF~~

~~SEPTEMBER 14~~ — ~~MEETING #2~~

SEPTEMBER 18

TOUR 11:30 NORTH MARION

SEPTEMBER 22

TOUR 5:30 SANTIAM CANYON

SEPTEMBER 28

MEETING #3

OCTOBER 12

MEETING #4

OCTOBER 26

MEETING #5

NOVEMBER 9

MEETING #6

NOVEMBER 30<sup>TH</sup>

BDC WRAP UP

DECEMBER 9<sup>TH</sup>

BOARD PRESENTATION





Thank You!

# Gervais School District

## Bond Estimate Summary

Last Edited: September 14, 2021

| Project  | Total Budget | Consider for<br>May 2022 Bond* | Future<br>Consideration |
|--|--------------|--------------------------------|-------------------------|
| <b>GERVAIS ELEMENTARY SCHOOL</b>   |              |                                |                         |
| <b>OPTION A</b>  |              |                                |                         |
| Additions and Upgrades to the existing building.   | \$7,598,963  | X                              |                         |
| <b>OPTION B</b>  |              |                                |                         |
| Option A + 4 new classrooms  | \$12,069,261 |                                | X                       |
| <b>OPTION C</b>  |              |                                |                         |
| New Elementary School Building   | \$65,457,940 |                                | X                       |
| <b>GERVAIS MIDDLE SCHOOL</b>   |              |                                |                         |
| <b>OPTION A</b>  |              |                                |                         |
| New 24,310sf STEM, classroom, and admin Addition.<br>Upgrade and remodel the existing building.  | \$23,065,073 | X                              |                         |
| <b>OPTION B</b>  |              |                                |                         |
| Add a Middle School Wing to the High School. Shared<br>Kitchen and Commons spaces. All other spaces including<br>entry/admin, gym, and classrooms for the middle school<br>are part of the new wing. | \$41,509,913 |                                | X                       |
| <b>OPTION C</b>  |              |                                |                         |
| Remodel the High School to become the Middle School  | \$8,627,887  |                                | X                       |
| <b>OPTION D</b>  |              |                                |                         |
| New Middle School Building   | \$43,106,448 |                                | X                       |
| <b>GERVAIS HIGH SCHOOL</b>   |              |                                |                         |
| <b>OPTION A</b>  |              |                                |                         |
| Additions and Upgrades to the existing building.   | \$20,717,581 | X                              |                         |
| <b>OPTION C</b>  |              |                                |                         |
| Build a New High School Building on the football field,<br>relocate fields   | \$79,638,928 |                                | X                       |
| <b>MISCELLANEOUS PROJECTS</b>  |              |                                |                         |
| <b>OPTION A</b>  |              |                                |                         |
| Field turf, field lighting, restrooms and concessions, field<br>house upgrades, bleachers  | \$4,460,907  | X                              |                         |
| <b>TOTAL**</b>   |              | <b>\$55,842,524</b>            | <b>\$250,410,376</b>    |

\* Costs shown include only those listed as "High Priority" in the project lists

\*\* Cost estimates escalation to a 2024 construction start

# Gervais Elementary School A

2021 Bond Planning Committee

| CTE, STEAM Programs, and Capacity Needs             |   | High Priority      | Moderate Priority | Future Priority | Construction Budget* | Project Budget**   | Notes  |
|---|---|--------------------|-------------------|-----------------|----------------------|--------------------|--|
| E1.1  | Library Remodel to support STEM   | X                  |                   |                 | \$35,000             | \$48,300           | allowance  |
| E1.2  | Performance and presentation space with stage and risers  | X                  |                   |                 | \$400,000            | \$552,000          | remodel existing stage/storage, open to library. approx 2000sf heavy remodel   |
| <b>Building Community &amp; Supporting Students</b> |   |                    |                   |                 |                      |                    |  |
| E2.1  | Replace Worn & Inflexible classroom furniture   | X                  |                   |                 | \$350,000            | \$350,000          | furniture, no markups  |
|   |   | 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 |
| E2.2  | Prioritize student wellbeing  |                    |                   |                 |                      |                    |  |
| E2.3  | Provide a student counseling center   | X                  |                   |                 | \$200,000            | \$276,000          | 1000sf heavy remodel   |
| E2.4  | Provide a designated large conference room / gathering space for teachers   | X                  |                   |                 | \$30,000             | \$41,400           | 250sf remodel  |
| E2.5  | Upgrade the staff room  | X                  |                   |                 | \$75,000             | \$103,500          | heavy remodel, incl. kitchen   |
| E2.6  | Add a staff room to the K-2 building  |                    |                   | X               | \$15,000             | \$20,700           | light remodel, can be incorporated into other staff room   |
| E2.7  | 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 h   |
| E2.9  | Improve the acoustics in the classrooms   | X                  |                   |                 | \$30,000             | \$41,400           | allowance for "a few rooms", pending acoustic study.   |
| E2.11   | Strengthen community between K-2 and 3-5. Staff and students  | X                  |                   |                 |                      | \$0                | what does this look like? Discuss with BDC   |
| E2.12   | Improve Single-Occupant restrooms for community and student needs   | X                  |                   |                 | \$85,000             | \$117,300          | 400sf ea heavy redmoel   |
| E2.13   | Reconfigure storage to make more efficient and functional in classrooms   | X                  |                   |                 | \$35,000             | \$48,300           | allowance  |
| E2.14   | Staff Wellness Room   | X                  |                   |                 | \$10,000             | \$13,800           | light remodel allowance  |
| <b>Infrastructure, Access, &amp; Safety</b>         |   |                    |                   |                 |                      |                    |  |
| E3.1  | New bleachers in the gym  | X                  |                   |                 | \$80,000             | \$110,400          | 500 seat   |
| E3.2  | Adequately sized covered play area so students do not need the gym on rainy days  | X                  |                   |                 | \$500,000            | \$690,000          | 5000sf covered play  |
| E3.3  | 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 security vestibule and wheelchair accesss. Make a welcoming entry. | X                  |                   |                 | \$510,000            | \$703,800          | 1000sf New Construction - includes admin expansion to include larger workroom and accessible health room/restroom              |
| E3.4  | Fix the safety issues at the K-2 building: students who bolt can run straight to the street                               | X                  |                   |                 | \$25,000             | \$34,500           |  |
| E3.5  | Seismic upgrades  | X                  |                   |                 | \$1,207,500          | \$1,666,350        | per assessment report  |
| E3.7  | Roof upgrades - reframe to eliminate the "well" area  | X                  |                   |                 | \$96,126             | \$132,654          | per assessment report  |
|   |   | X                  |                   |                 | \$377,603            | \$521,092          |  |
| E3.8  | Exterior improvements- siding, trim, window replacement in the gym building,  |                    |                   |                 |                      |                    | does not include roof well, match appearance to other buildings  |
| E3.9  | 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   |
|   |   |                    |                   |                 | \$335,373            | \$462,815          |  |
| E3.10   | HVAC upgrades   |                    |                   |                 |                      |                    |  |
| E3.11   | Investigate kitchen layout and space - expand or remodel  | X                  |                   |                 | \$150,000            | \$207,000          | minor remodel  |
| E3.12   | Safety and Intrusion hardening  | X                  |                   |                 | \$400,000            | \$552,000          | allowance  |
| E3.13   | Replace flooring at entry to gym/commons building   | X                  |                   |                 | \$15,000             | \$20,700           |  |
| E3.14   | Repave dropoff lane   | X                  |                   |                 | \$37,240             | \$51,391           | \$3.80/sf x 9,800sf  |
| E3.15   | LED lighting replacement  | X                  |                   |                 | \$75,000             | \$103,500          | Does not include energy incentive \$   |
| SubTotal  |   | \$6,699,696        | \$0               | \$20,700        |                      | \$7,338,102        |  |
| Total 2022 Construction Start***                    |   | \$7,135,176        | \$0               | \$22,046        |                      | \$7,815,079        |  |
| <b>Total 2023 Construction Start</b>                |   | <b>\$7,598,963</b> | <b>\$0</b>        | <b>\$23,478</b> |                      | <b>\$8,323,059</b> |  |

\*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 Elementary School B

2021 Bond Planning Committee

| CTE, STEAM Programs, and Capacity Needs             |  | High Priority       | Moderate Priority | Future Priority | Construction Budget* | Project Budget**    | Notes  |
|---|--|---------------------|-------------------|-----------------|----------------------|---------------------|--|
| E1.1  | Library Remodel to support STEM  | X                   |                   |                 | \$35,000             | \$48,300            | allowance  |
| E1.2  | Performance and presentation space with stage and risers   | X                   |                   |                 | \$400,000            | \$552,000           | remodel existing stage/storage, open to library. approx 2000sf heavy remodel   |
| E1.3  | Add 4 New Classrooms   | X                   |                   |                 | \$2,856,000          | \$3,941,280         | 5600sf New Construction  |
| <b>Building Community &amp; Supporting Students</b> |  |                     |                   |                 |                      |                     |  |
| E2.1  | Replace Worn & Inflexible classroom furniture  | X                   |                   |                 | \$350,000            | \$350,000           | furniture, no markups  |
| E2.2  | 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 |
| E2.3  | Provide a student counseling center  | X                   |                   |                 | \$200,000            | \$276,000           | 1000sf heavy remodel   |
| E2.4  | Provide a designated large conference room / gathering space for teachers  | X                   |                   |                 | \$30,000             | \$41,400            | 250sf remodel  |
| E2.5  | Upgrade the staff room   | X                   |                   |                 | \$75,000             | \$103,500           | heavy remodel, incl. kitchen   |
| E2.6  | Add a staff room to the K-2 building   |                     |                   | X               | \$15,000             | \$20,700            | light remodel, can be incorporated into other staff room   |
| E2.7  | 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 h   |
| E2.9  | Improve the acoustics in the classrooms  | X                   |                   |                 | \$30,000             | \$41,400            | allowance for "a few rooms", pending acoustic study.   |
| E2.11   | Strengthen community between K-2 and 3-5. Staff and students   | X                   |                   |                 |                      | \$0                 | what does this look like? Discuss with BDC   |
| E2.12   | Improve Single-Occupant restrooms for community and student needs  | X                   |                   |                 | \$85,000             | \$117,300           | 400sf ea heavy redmoel   |
| E2.13   | Reconfigure storage to make more efficient and functional in classrooms  | X                   |                   |                 | \$35,000             | \$48,300            | allowance  |
| E2.14   | Staff Wellness Room  | X                   |                   |                 | \$10,000             | \$13,800            | light remodel allowance  |
| <b>Infrastructure, Access, &amp; Safety</b>         |  |                     |                   |                 |                      |                     |  |
| E3.1  | New bleachers in the gym   | X                   |                   |                 | \$80,000             | \$110,400           | 500 seat   |
| E3.2  | Adequately sized covered play area so students do not need the gym on rainy days   | X                   |                   |                 | \$500,000            | \$690,000           | 5000sf covered play  |
| E3.3  | New, more secure doors for lockdown  | X                   |                   |                 | \$70,000             | \$96,600            | replace 35 doors @ \$2,000 ea  |
| E3.4  | Improve accessibility & security at entry doors: Add a security vestibule and wheelchair access. Make a welcoming entry. | X                   |                   |                 | \$510,000            | \$703,800           | 1000sf New Construction - includes admin expansion to include larger workroom and accessible health room/restroom              |
| E3.5  | Fix the safety issues at the K-2 building: students who bolt can run straight to the street                              | X                   |                   |                 | \$25,000             | \$34,500            |  |
| E3.6  | Seismic upgrades   | X                   |                   |                 | \$1,207,500          | \$1,666,350         | per assessment report  |
| E3.7  | Roof upgrades - reframe to eliminate the "well" area   | X                   |                   |                 | \$96,126             | \$132,654           | per assessment report  |
| E3.8  | Exterior improvements- siding, trim, window replacement in the gym building,   | X                   |                   |                 | \$377,603            | \$521,092           | does not include roof well, match appearance to other buildings  |
| E3.9  | 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   |
| E3.10   | HVAC upgrades  |                     |                   |                 | \$335,373            | \$462,815           |  |
| E3.11   | Investigate kitchen layout and space - expand or remodel   | X                   |                   |                 | \$150,000            | \$207,000           | minor remodel  |
| E3.12   | Safety and Intrusion hardening   | X                   |                   |                 | \$400,000            | \$552,000           | allowance  |
| E3.13   | Replace flooring at entry to gym/commons building  | X                   |                   |                 | \$15,000             | \$20,700            |  |
| E3.14   | Repave dropoff lane  | X                   |                   |                 | \$37,240             | \$51,391            | \$3.80/sf x 9,800sf  |
| E3.15   | LED lighting replacement   | X                   |                   |                 | \$75,000             | \$103,500           | Does not include energy incentive \$   |
| SubTotal  |  | \$10,640,976        | \$0               | \$20,700        |                      | \$11,279,382        |  |
| Total 2022 Construction Start***                    |  | \$11,332,639        | \$0               | \$22,046        |                      | \$12,012,542        |  |
| <b>Total 2023 Construction Start</b>                |  | <b>\$12,069,261</b> | <b>\$0</b>        | <b>\$23,478</b> |                      | <b>\$12,793,357</b> |  |

\*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 Elementary School C

2021 Bond Planning Committee

| CTE, STEAM Programs, and Capacity Needs |                               | High Priority | Moderate Priority | Future Priority | Construction Budget* | Project Budget** | Notes |
|---|-------------------------------|---------------|-------------------|-----------------|----------------------|------------------|-------|
| E1.4                                    | Build a New Elementary School | X             |                   |                 | \$41,820,000         | \$57,711,600     |       |

Building Community & Supporting Students

Infrastructure, Access, & Safety

|                                  |              |     |     |  |              |
|----------------------------------|--------------|-----|-----|--|--------------|
| SubTotal                         | \$57,711,600 | \$0 | \$0 |  | \$57,711,600 |
| Total 2022 Construction Start*** | \$61,462,854 | \$0 | \$0 |  | \$61,462,854 |
| Total 2023 Construction Start    | \$65,457,940 | \$0 | \$0 |  | \$65,457,940 |

\*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 A

2021 Bond Planning Committee

| CTE, STEAM Programs, and Capacity Needs             |  | High Priority | Moderate Priority | Future Priority | Construction Budget* | Project Budget** | Notes   |
|---|--|---------------|-------------------|-----------------|----------------------|------------------|---|
| M1.1  | New STEM, Dining, and Performing Arts Building with Main Entry   | X             |                   |                 | \$12,398,100         | \$17,109,378     | 24, 310sf New Construction - See Area Program |
| <b>Building Community &amp; Supporting Students</b> |  |               |                   |                 |                      |                  |   |
| M2.1  | restrooms  | X             |                   |                 | \$800,000            | \$1,104,000      | 4000sf remodel                                |
| M2.2  | Improve counseling services - places students can decompress with a counselor                            | X             |                   |                 | \$10,000             | \$13,800         | 500sf remodel                                 |
| M2.3  | Provide a student-owned gathering spaces throughout existing building & Spaces to highlight student work | X             |                   |                 | \$50,000             | \$69,000         | allowance                                     |
| M2.4  | Outdoor learning and gathering spaces for students   | X             |                   |                 | \$35,000             | \$48,300         | allowance, create covered area                |
| M2.5  | Replace Worn & Inflexible classroom furniture  | X             |                   |                 | \$150,000            | \$150,000        | allowance, no markups                         |
| M2.6  | Private office and storage for all teachers within their classroom                                       |               |                   | X               | \$180,000            | \$248,400        | 100sf x 12 = 1200sf remodel                   |
| M2.7  | Exterior building refresh  | X             |                   |                 | \$25,000             | \$34,500         | allowance                                     |
| M2.9  | Reduce crowding in the hallway by moving or re-arranging lockers   | X             |                   |                 | \$10,000             | \$13,800         | allowance                                     |
| M2.10   | Staff wellness room  | X             |                   |                 | \$10,000             | \$13,800         | light remodel allowance                       |

| Infrastructure, Access, & Safety |  |   |  |   |           |           |   |
|----------------------------------|--|---|--|---|-----------|-----------|---|
| M3.1                             | Fix the slippery gym floor (District is currently remodeling)                      |   |  | X | \$72,000  | \$99,360  | New 6000sf rubber gym flooring, \$12/sf |
| M3.2                             | Accessible bleachers   | X |  |   | \$70,000  | \$96,600  | 400 seating                             |
| M3.3                             | Provide Restrooms and drinking fountains close to the 8th grade building           | X |  |   | \$42,500  | \$58,650  |   |
| M3.4                             | Connect the 8th grade building, create a "Middle School Community"                 | X |  |   | \$510,000 | \$703,800 | 1000sf New Construction                 |
| M3.5                             | Remodel locker rooms to increase safety  | X |  |   | \$120,000 | \$165,600 |   |
| M3.6                             | Minor Parking Lot Repair   |   |  | X | \$15,000  | \$20,700  | See below for full repave costs         |
| M3.7                             | Interior improvements - replace damaged flooring in 8th grade building             | X |  |   | \$7,000   | \$9,660   |   |
| M3.8                             | Safety and Intrusion hardening in Existing Building (included in new construction) | X |  |   | \$400,000 | \$552,000 | allowance                               |
| M3.9                             | LED lighting replacement   | X |  |   | \$75,000  | \$103,500 | Does not include energy incentive \$    |
| M3.10                            | Repave & Restripe parking lot  | X |  |   | \$64,600  | \$89,148  | \$3.80/sf x 17,000sf                    |

|                                      |                     |            |                  |  |                     |        |
|--------------------------------------|---------------------|------------|------------------|--|---------------------|--------|
| SubTotal                             | \$20,335,536        | \$0        | \$368,460        |  | \$20,703,996        | #NAME? |
| Total 2023 Construction Start**      | \$21,657,346        | \$0        | \$392,410        |  | \$22,049,756        |        |
| <b>Total 2024 Construction Start</b> | <b>\$23,065,073</b> | <b>\$0</b> | <b>\$417,917</b> |  | <b>\$23,482,990</b> |        |

\*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           |
|---|--------------|
| Main entry & Admin office w/ Nurse & Health Room            | 1000         |
| Multipurpose Commons  | 3500         |
| Stage & Stage storage                                       | 1200         |
| Kitchen   | 1800         |
| STEM Makerspace Lab & Storage                               | 1600         |
| 2 Science Labs with Prep Area & Storage                     | 3200         |
| 2 general education classrooms                              | 1900         |
| Restrooms   | 1000         |
| Music Room with Instrument Storage & 2 practice rooms       | 1900         |
| Culinary Arts Lab & Storage                                 | 1600         |
| Subtotal  | 18700        |
| 30% Net to Gross (hallways, wall thicknesses, shafts, etc.) |              |
| <b>Total SF</b>   | <b>24310</b> |

# Gervais Middle School B

2021 Bond Planning Committee

| CTE, STEAM Programs, and Capacity Needs |   | High Priority | Moderate Priority | Future Priority | Construction Budget* | Project Budget** | Notes   |
|---|---|---------------|-------------------|-----------------|----------------------|------------------|---|
| M1.2                                    | Build a new Middle School wing onto the high school | X             |                   |                 | \$26,520,000         | \$36,597,600     | 52,000sf New Construction, assuming shared kitchen/commons, but all other spaces are new including admin entry, PE, library, etc. |

Building Community & Supporting Students

Infrastructure, Access, & Safety

|                                 |              |     |     |  |              |        |
|---------------------------------|--------------|-----|-----|--|--------------|--------|
| SubTotal                        | \$36,597,600 | \$0 | \$0 |  | \$36,597,600 | #NAME? |
| Total 2023 Construction Start** | \$38,976,444 | \$0 | \$0 |  | \$38,976,444 |        |
| Total 2024 Construction Start   | \$41,509,913 | \$0 | \$0 |  | \$41,509,913 |        |

\*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 C

2021 Bond Planning Committee

| CTE, STEAM Programs, and Capacity Needs |  | High Priority | Moderate Priority | Future Priority | Construction Budget* | Project Budget** | Notes   |
|---|--|---------------|-------------------|-----------------|----------------------|------------------|---|
| M1.3                                    | Upgrade the HS to become the Middle School | X             |                   |                 | \$5,512,215          | \$7,606,857      | All Infrastructure, Access, & Safety Items H3.1-H3.12 |

Building Community & Supporting Students

Infrastructure, Access, & Safety

|                                 |             |     |     |  |             |        |
|---------------------------------|-------------|-----|-----|--|-------------|--------|
| SubTotal                        | \$7,606,857 | \$0 | \$0 |  | \$7,606,857 | #NAME? |
| Total 2023 Construction Start** | \$8,101,302 | \$0 | \$0 |  | \$8,101,302 |        |
| Total 2024 Construction Start   | \$8,627,887 | \$0 | \$0 |  | \$8,627,887 |        |

\*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 D

2021 Bond Planning Committee

| CTE, STEAM Programs, and Capacity Needs |   | High Priority | Moderate Priority | Future Priority | Construction Budget* | Project Budget** | Notes                     |
|---|---|---------------|-------------------|-----------------|----------------------|------------------|---------------------------|
| M1.4                                    | A Completely New Middle School Building | X             |                   |                 | \$27,540,000         | \$38,005,200     | 54,000sf New Construction |

Building Community & Supporting Students

Infrastructure, Access, & Safety

|                                 |              |     |     |  |              |        |
|---------------------------------|--------------|-----|-----|--|--------------|--------|
| SubTotal                        | \$38,005,200 | \$0 | \$0 |  | \$38,005,200 | #NAME? |
| Total 2023 Construction Start** | \$40,475,538 | \$0 | \$0 |  | \$40,475,538 |        |
| Total 2024 Construction Start   | \$43,106,448 | \$0 | \$0 |  | \$43,106,448 |        |

\*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 A

2021 Bond Planning Committee

| CTE, STEAM Programs, and Capacity Needs             |   | High Priority       | Moderate Priority  | Future Priority    | Construction Budget* | Project Budget**    | Notes  |
|---|---|---------------------|--------------------|--------------------|----------------------|---------------------|--|
| H1.1  | 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  |
| H1.2  | Add music & performing arts spaces  |                     | X                  |                    | \$2,040,000          | \$2,815,200         | New Construction: 1800sf Band, + 1400sf Choir, + Stor  |
| H1.3  | Upgrade science labs ventilation/plumbing/electrical  |                     |                    | X                  | \$250,000            | \$345,000           | OR build new - see below   |
| H1.4  | Provide spaces for student break-out small group project work   | X                   |                    |                    | \$35,000             | \$48,300            | remodel allowance  |
| H1.5  | Add Outdoor classroom   | X                   |                    |                    | \$115,000            | \$158,700           |  |
| H1.6  | New culinary arts lab   | X                   |                    |                    | \$1,020,000          | \$1,407,600         | 2000sf new construction  |
| H1.7  | Update the existing CTE rooms   | X                   |                    |                    | \$95,000             | \$131,100           | remodel allowance  |
| H1.8  | 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  |
| H1.9  | Add a student store/cafe (that partners with the Business CTE program)  | X                   |                    |                    | \$160,000            | \$220,800           | 800sf remodel  |
| H1.10   | Add 2 new science labs + student toilets  | X                   |                    |                    | \$2,065,500          | \$2,850,390         | 3200sf Labs & Storage + 850sf Restrooms  |
| H1.11   | Convert existing science labs to 3 classrooms, create connection to South Wing  | X                   |                    |                    | \$675,000            | \$931,500           |  |
| <b>Building Community &amp; Supporting Students</b> |   |                     |                    |                    |                      |                     |  |
| H2.1  | Add a college/career pathways center with computers for students  | X                   |                    |                    | \$610,000            | \$841,800           | 1200sf addition  |
| H2.2  | 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  |
| H2.4  | Provide a place for homeless youth to access the things they need independently   | X                   |                    |                    | \$15,000             | \$20,700            | allowance  |
| H2.5  | Remodel Existing Courtyard to be a Student Center   | X                   |                    |                    | \$1,530,000          | \$2,111,400         | 3000sf New Construction  |
| H2.6  | Remodel Student Restrooms   | X                   |                    |                    | \$150,000            | \$207,000           | 1200sf heavy remodel   |
| H2.8  | Replace Worn & Inflexible classroom furniture   | X                   |                    |                    | \$250,000            | \$250,000           | allowance, no markup   |
| H2.9  | Update library to have more collaborative spaces  | X                   |                    |                    | \$5,000              | \$6,900             | allowance - reduced  |
| H2.10   | Add places to exhibit student work and highlight our culture and history  |                     | X                  |                    | \$25,000             | \$34,500            | allowance  |
| H2.12   | Lockers for students, currently sharing   | X                   |                    |                    | \$15,000             | \$20,700            | allowance  |
| H2.13   | Increase opportunities for dining areas throughout school   | X                   |                    |                    | \$25,000             | \$34,500            | allowance  |
| H2.14   | Remodel locker rooms  | X                   |                    |                    | \$750,000            | \$1,035,000         | heavy remodel  |
| H2.15   | Staff Wellness Room   | X                   |                    |                    | \$10,000             | \$13,800            | light Remodel allowance  |
| <b>Infrastructure, Access, &amp; Safety</b>         |   |                     |                    |                    |                      |                     |  |
| H3.1  | Replace Roof  | X                   |                    |                    | \$2,075,986          | \$2,864,861         |  |
| H3.2  | ADA access to the gym mezzanine, remodel for weightlifting & high need students   | X                   |                    |                    | \$65,000             | \$89,700            |  |
| H3.3  | Replace outdated tech equipment   |                     | X                  |                    | \$30,000             | \$41,400            | allowance  |
| H3.6  | Seismic Upgrades  | X                   |                    |                    | \$1,677,500          | \$2,314,950         | per assessment report  |
| H3.7  | 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. Doesn't include roof                                   |
| H3.8  | Major Interior Improvements - replace damaged flooring, ceiling, and wall surfaces. Pest Management, New Paint and refresh throughout | X                   |                    |                    | \$473,476            | \$653,397           |  |
| H3.9  | Resurface and restripe driveways and parking lots   |                     |                    | X                  | \$235,600            | \$325,128           | \$3.80/sf x 62,000sf   |
|   |   | X                   |                    |                    |                      |                     | 1000sf addition including admin area remodel to include health room and accessible toilet and staff break room |
| H3.10   | Security vestibule  |                     |                    |                    | \$510,000            | \$703,800           |  |
| H3.11   | Safety and Intrusion hardening  | X                   |                    |                    | \$400,000            | \$552,000           | allowance  |
| H3.12   | Major HVAC and plumbing in main building  | X                   |                    |                    | \$207,000            | \$285,660           | per assessment report  |
| H3.13   | Add Air Conditioning building-wide (except classrooms, library, admin)  |                     | X                  |                    | \$750,500            | \$1,035,690         | \$19/sf x 39,500sf   |
| H3.14   | HVAC and ventilation upgrades in CTE building   | X                   |                    |                    | \$58,000             | \$80,040            | per assessment report  |
| SubTotal  |   | \$18,265,848        | \$6,038,190        | \$5,244,828        |                      | \$29,548,866        |  |
| Total 2023 Construction Start***                    |   | \$19,453,128        | \$6,430,672        | \$5,585,742        |                      | \$31,469,542        |  |
| <b>Total 2024 Construction Start</b>                |   | <b>\$20,717,581</b> | <b>\$6,848,666</b> | <b>\$5,948,815</b> |                      | <b>\$33,515,062</b> |  |

\*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 C

2021 Bond Planning Committee

| CTE, STEAM Programs, and Capacity Needs |   | High Priority | Moderate Priority | Future Priority | Construction Budget* | Project Budget** | Notes   |
|---|---|---------------|-------------------|-----------------|----------------------|------------------|---|
| H1.121                                  | Build a new High School: move MS into the existing high school, build a new HS on the Football field, relocate field to the current MS location and demo existing MS. | X             |                   |                 | \$50,880,000         | \$70,214,400     | 88,000sf New High School Construction + New Track&Field with Stadium + Demo the Middle School |
| H1.122                                  | Build a new High School: Create a portable village to move MS to the HS site and demo MS to build a new HS on top of it.  |               |                   | X               | \$48,500,000         | \$66,930,000     | 88,000sf New High School Construction + Portable Village + Demo the Middle School             |
| H1.123                                  | Build a new High School: move MS into the existing high school, build a new HS on practice field, relocate field to the current MS location and demo existing MS.     |               | X                 |                 | \$47,000,000         | \$64,860,000     | 88,000sf New High School Construction + New practice field + Demo the Middle School           |

Building Community & Supporting Students

Infrastructure, Access, & Safety

|                                  |              |              |              |  |               |
|----------------------------------|--------------|--------------|--------------|--|---------------|
| SubTotal                         | \$70,214,400 | \$64,860,000 | \$66,930,000 |  | \$202,004,400 |
| Total 2023 Construction Start*** | \$74,778,336 | \$69,075,900 | \$71,280,450 |  | \$215,134,686 |
| Total 2024 Construction Start    | \$79,638,928 | \$73,565,834 | \$75,913,679 |  | \$229,118,441 |

\*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

Other Projects / Properties A

2021 Bond Planning Committee

|      |   | High Priority | Moderate<br>Priority | Future Priority | Construction<br>Budget* | Project Budget** | Notes   |
|------|---|---------------|----------------------|-----------------|-------------------------|------------------|---|
| O1.1 | Remodel Sam Brown for health and counseling center for students and community to access |               |                      | X               | \$250,000               | \$345,000        | 1000 remodel  |
| O1.2 | Football bleachers, press box upgrades  | X             |                      |                 | \$225,000               | \$310,500        | Bleachers on both sides, no cover. Redo Pressbox with lift. |
| O1.3 | PreEngineered Concessions Building & Restrooms at fields                                | X             |                      |                 | \$275,000               | \$379,500        |   |
| O1.4 | New turf football/soccer field and lighting   | X             |                      |                 | \$1,200,000             | \$1,656,000      |   |
| O1.5 | New turf softball & baseball fields and lighting  |               | X                    |                 | \$1,500,000             | \$2,070,000      |   |
| O1.6 | New turf softball & baseball infield only   | X             |                      |                 | \$350,000               | \$483,000        |   |
| O1.7 | New turf practice field   | X             |                      |                 | \$800,000               | \$1,104,000      | sf tbd  |
| O1.8 | Resurface track   |               |                      | X               | \$215,000               | \$296,700        |   |
| O1.9 | New scoreboards for all fields  |               |                      | X               | \$35,000                | \$48,300         |   |

|                                  |             |             |           |  |  |             |
|----------------------------------|-------------|-------------|-----------|--|--|-------------|
| SubTotal                         |             |             |           |  |  |             |
| Total 2023 Construction Start*** | \$3,933,000 | \$2,070,000 | \$690,000 |  |  | \$6,693,000 |
| Total 2024 Construction Start    | \$4,188,645 | \$2,204,550 | \$734,850 |  |  | \$7,128,045 |
|                                  | \$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