



IBI GROUP
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Minutes

Project	Gervais SD Bond Planning	Date	September 28, 2021
Location	Elementary School Tent	Project No	135341
Subject	Bond Development Committee Meeting 3		
Attendees	Name (Attendees in bold)	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 Munoz		
	April Joy Koer		
	Melinda Fitz-Henry		
	Michelle Chase		
	Ken Stott		
	Esther Oropeza		
	Toni Johnson		
	Sylvia Valentine-Garcia		
	Henry Buswante		
	Amanda Braswell		
	Terry Beilke		
	Ana Contreras		
	Rebecca Stuecker	IBI Group	
Distribution	Attendees; Bond Development Committee		

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

1. Welcome
2. Video and Photo montage of the two tours.
3. Committee's Tour Takeaways: Santiam Canyon
 - a. Amazed at how good the prefab looked.
 - b. They made a cohesive-feeling campus with the separate buildings
 - c. They really thought about each space a lot. Every detail down to hallway width.
 - d. Q: Did they have space to build near the existing building? A: Yes, they built the new prefab buildings while the old buildings were occupied, then demolished them.
 - e. The quality of materials was good, like the metal frames and high quality window shades. Gus: "I feel better about the quality"
 - f. The finishes and quality of furniture was good. Doesn't feel like prefab at all.
 - g. It's very impressive when you walk through the door into the double-height volume.
 - h. When people hear "prefab", they'll think of what we have now in Gervais. If this is the way we go, we'll need to overcome that preconception.
 - i. Love how open the office was
 - j. It looks secure with the black fencing around the campus. It looks like more money than what they spent.
 - k. They've exceeded expectations by their community – that's what we need to do!
 - l. Q: do the classrooms feel large enough? A: yes, when you're there they feel big.
 - m. Q: did they do anything with their sports facilities? A: no, but they do have a nicer stadium than Gervais has right now
 - n. Q: did they have performing arts and CTE? A: that is planned for their next bond phase. They had culinary and health occupations CTE in the new prefab buildings.
 - o. Q: Did they talk about their strategies to pass their bond? A: yes, one piece of advice was to have face-to-face meetings with every group in the community.
4. Committee's Tour Takeaways: North Marion School District
 - a. All the student work areas around the building were great
 - b. Liked the college and career center right up front
 - c. Liked all the storage everywhere and how open it felt
 - d. Really liked the way the library is also a community space. It would be a great message for our community to have the same.
 - e. Looked like it would have a large price tag and too expensive for our community
 - f. The way the new building met the old was strange
5. Similarities between both tours:
 - a. They were both open, airy, and light. They felt good.
 - b. Both had good safety & security measures

- c. Liked the student-owned common areas
 - d. Both had a focus on CTE and employment skills that helped them pass their bond and message to their voters
 - e. Liked the nice LED lighting in both
6. Caryn then presented a packet of information (see attached) about bond costs beginning with an analysis comparing assessed value to real-market value of typical properties in and around Gervais. Caryn also presented a spreadsheet that compares taxes paid per-month for various assessed value homes and bond costs.
 - a. Q: since renters can vote to pass the bond but won't be required to pay the property taxes, there's no reason for them to not vote yes. How many renters do we have in the district?
 - b. Per-month costs are easier to understand than annual or overall bond value
 7. Outreach: the District is doing a survey and will distribute during parent-teacher conferences. Dandy reminded staff that public employees are not legally allowed to encourage votes for the bond, only to encourage people vote.
 8. Next, the committee broke into four groups and created lists of community groups and organizations in the district that could be considered for bond outreach. See attached.
 9. At the end of the meeting, Rebecca provided the district with an updated list of projects and costs for each school, including an alternate cost for the new middle school addition using prefab construction methods similar to the Santiam Canyon schools the group toured. The committee will be sent a digital survey of the lists for committee members to prioritize and narrow down those that will be included in the bond.

Next Steps:

BDC Meeting #4 on October 12, 2021 at the Elementary School Tent or Commons

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,
Rebecca Stuecker
IBI Group Architects Inc.

Attachments:

Item:
Bond Rate Study
Community Outreach Lists
Project Lists and estimates

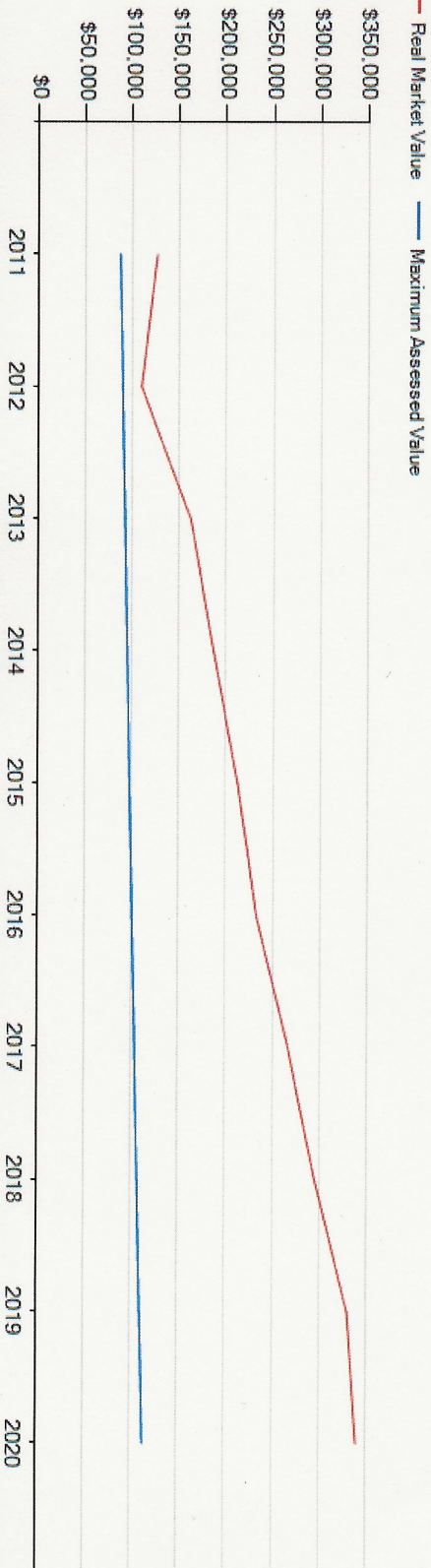
Pages:
5
4
13

Value Information (per most recent certified tax roll)

RMV Land Market: \$99,320 ⓘ
RMV Land Spec. Assess.: \$0 ⓘ
RMV Structures: \$240,990 ⓘ
RMV Total: \$340,310 ⓘ
SAV: \$0 ⓘ
Exception RMV: \$0 ⓘ
Exemption RMV: \$0 ⓘ
M5 Taxable: \$340,310 ⓘ
MAV: \$113,710 ⓘ
MSAV: \$0 ⓘ
AV: \$113,710 ⓘ

Exemption Description: None

Graph shows tax roll Real Market Value and Maximum Assessed Value of this property for past 10 years. For a detailed explanation, please see definition of Assessed Value above (hover over the "i").



Assessment History

Year ⓘ	Improvements RMV	Land RMV	Special Mkt/Use	Exemptions	Taxable Assessed Value
2019	\$231,360	\$99,320	\$0/\$0	None	\$110,400
2018	\$220,370	\$75,440	\$0/\$0	None	\$107,190
2017	\$195,430	\$71,590	\$0/\$0	None	\$104,070
2016	\$162,190	\$71,010	\$0/\$0	None	\$101,040
2015	\$148,100	\$64,910	\$0/\$0	None	\$98,100
2014	\$121,920	\$64,910	\$0/\$0	None	\$95,250
2013	\$97,350	\$64,910	\$0/\$0	None	\$92,480
2012	\$46,060	\$63,640	\$0/\$0	None	\$89,790
2011	\$57,040	\$69,360	\$0/\$0	None	\$87,180
2010	\$59,050	\$70,980	\$0/\$0	None	\$84,650

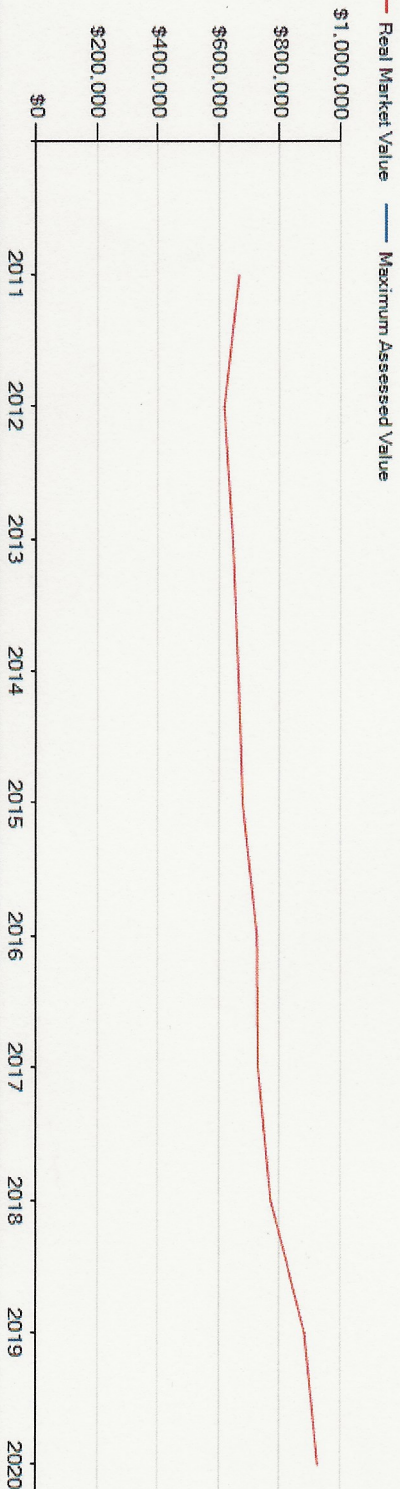
In town home

Value Information (per most recent certified tax roll)

RMV Land Market: \$0 ⓘ
RMV Land Spec. Assess.: \$705,630 ⓘ
RMV Structures: \$222,320 ⓘ
RMV Total: \$927,950 ⓘ
SAV: \$213,830 ⓘ
Exception RMV: \$0 ⓘ
Exception RMV: \$207,390 ⓘ
M5 Taxable: \$228,760 ⓘ
MAV: \$0 ⓘ
MSAV: \$67,720 ⓘ
AV: \$67,720 ⓘ

Exemption Description: FROST CONTROL DEVICE

Graph shows tax roll Real Market Value and Maximum Assessed Value of this property for past 10 years. For a detailed explanation, please see definition of Assessed Value above (hover over the "i").



Assessment History

Year ⓘ	Improvements RMV	Land RMV	Special Mkt/Use	Exemptions	Taxable Assessed Value
2019	\$179,140	\$0	\$705,630/\$65,750	PNFC	\$65,750
2018	\$184,350	\$0	\$589,160/\$61,980	PNFC	\$61,980
2017	\$194,980	\$0	\$536,320/\$61,980	PNFC	\$61,980
2016	\$191,250	\$0	\$536,320/\$60,170	PNFC	\$60,170
2015	\$177,630	\$0	\$502,990/\$58,420	PNFC	\$58,420
2014	\$180,670	\$0	\$485,150/\$56,720	PNFC	\$56,720
2013	\$185,270	\$0	\$462,320/\$4,260	PNFC	\$44,260
2012	\$155,250	\$0	\$463,750/\$43,000	PNFC	\$43,000
2011	\$184,930	\$0	\$483,920/\$40,740	PNFC	\$40,740
2010	\$189,340	\$0	\$556,590/\$39,560	PNFC	\$39,560

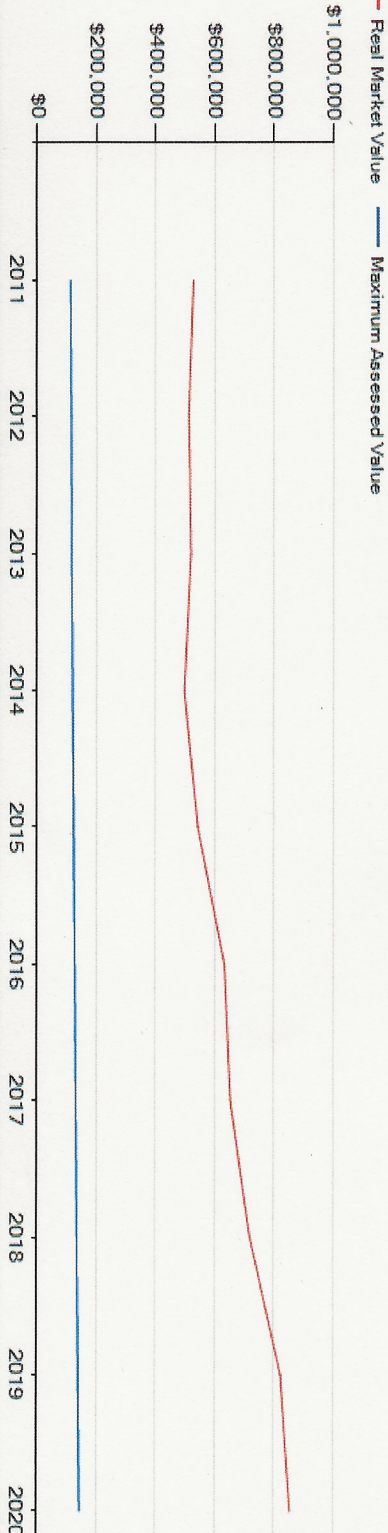
50+ Acres/Exemption

Value Information (per most recent certified tax roll)

RMV Land Market: \$0 ⓘ
RMV Land Spec. Assess.: \$599,970 ⓘ
RMV Structures: \$256,020 ⓘ
RMV Total: \$855,990 ⓘ
SAV: \$148,020 ⓘ
Exception RMV: \$0 ⓘ
Exception RMV: \$0 ⓘ
M5 Taxable: \$404,040 ⓘ
MAV: \$145,660 ⓘ
MSAV: \$52,660 ⓘ
AV: \$198,320 ⓘ

Exemption Description: None

Graph shows tax roll Real Market Value and Maximum Assessed Value of this property for past 10 years.
 For a detailed explanation, please see definition of Assessed Value above (hover over the "i").



25 Acres EFU/NoEX

Assessment History

Year ⓘ	Improvements RMV	Land RMV	Special Mkt/Use	Exemptions	Taxable Assessed Value
2019	\$225,220	\$0	\$599,970/\$51,240	None	\$192,660
2018	\$214,490	\$0	\$506,670/\$48,780	None	\$186,090
2017	\$191,180	\$0	\$464,220/\$48,540	None	\$181,860
2016	\$170,750	\$0	\$464,220/\$47,250	None	\$176,690
2015	\$141,300	\$0	\$403,790/\$46,000	None	\$171,670
2014	\$133,460	\$0	\$365,910/\$44,780	None	\$166,790
2013	\$129,600	\$0	\$391,890/\$43,420	None	\$161,880
2012	\$115,010	\$0	\$398,600/\$42,280	None	\$157,290
2011	\$124,150	\$0	\$404,580/\$40,430	None	\$154,300
2010	\$139,430	\$0	\$440,630/\$39,380	None	\$149,940

*From: Van Khieu <VKhieu@co.marion.or.us>
Sent: Monday, September 27, 2021 1:55 PM
To: Caryn Davis
Subject: Re: Assessed Value in Gervais School District's boundaries*

Hi Caryn,

Below is a rough estimated numbers based on the 2020-21 tax year values.

All Residential Properties in Gervais School District:

Average Real Market Value (RMV) = \$520,000

Average Assessed Value (AV) = \$210,000

Residential Properties within the city of Gervais:

Average RMV = \$255,000

Average AV = \$145,000

Please let me know if you have any questions.

Thank you,

Van Khieu

Sales Data Analyst III

Marion County Assessor

503-584-4706

We are looking for the assessed value, as an average per home, in the Gervais School District's boundary. If it isn't too hard to do one with all properties (in town and EFUs) and another of just in town properties, that would be great.

Assessed Home Value	Bond Amt/Years	Amt. per \$1,000 Assessed	Total Bond Tax/Year	Per Month
\$100,000	\$15M/20-year	\$ 1.28	\$ 128.00	\$ 10.67
\$150,000	\$15M/20-year	\$ 1.28	\$ 192.00	\$ 16.00
\$200,000	\$15M/20-year	\$ 1.28	\$ 256.00	\$ 21.33
\$250,000	\$15M/20-year	\$ 1.28	\$ 320.00	\$ 26.67
\$300,000	\$15M/20-year	\$ 1.28	\$ 384.00	\$ 32.00
\$100,000	\$15M/25-year	\$ 1.09	\$ 109.00	\$ 9.08
\$150,000	\$15M/25-year	\$ 1.09	\$ 163.50	\$ 13.63
\$200,000	\$15M/25-year	\$ 1.09	\$ 218.00	\$ 18.17
\$250,000	\$15M/25-year	\$ 1.09	\$ 272.50	\$ 22.71
\$300,000	\$15M/25-year	\$ 1.09	\$ 327.00	\$ 27.25
\$100,000	\$18M/20-year	\$ 1.54	\$ 154.00	\$ 12.83
\$150,000	\$18M/20-year	\$ 1.54	\$ 231.00	\$ 19.25
\$200,000	\$18M/20-year	\$ 1.54	\$ 308.00	\$ 25.67
\$250,000	\$18M/20-year	\$ 1.54	\$ 385.00	\$ 32.08
\$300,000	\$18M/20-year	\$ 1.54	\$ 462.00	\$ 38.50
\$100,000	\$18M/25-year	\$ 1.31	\$ 131.00	\$ 10.92
\$150,000	\$18M/25-year	\$ 1.31	\$ 196.50	\$ 16.38
\$200,000	\$18M/25-year	\$ 1.31	\$ 262.00	\$ 21.83
\$250,000	\$18M/25-year	\$ 1.31	\$ 327.50	\$ 27.29
\$300,000	\$18M/25-year	\$ 1.31	\$ 393.00	\$ 32.75
\$100,000	\$21M/20-year	\$ 1.80	\$ 180.00	\$ 15.00
\$150,000	\$21M/20-year	\$ 1.80	\$ 270.00	\$ 22.50
\$200,000	\$21M/20-year	\$ 1.80	\$ 360.00	\$ 30.00
\$250,000	\$21M/20-year	\$ 1.80	\$ 450.00	\$ 37.50
\$300,000	\$21M/20-year	\$ 1.80	\$ 540.00	\$ 45.00
\$100,000	\$21M/25-year	\$ 1.53	\$ 153.00	\$ 12.75
\$150,000	\$21M/25-year	\$ 1.53	\$ 229.50	\$ 19.13
\$200,000	\$21M/25-year	\$ 1.53	\$ 306.00	\$ 25.50
\$250,000	\$21M/25-year	\$ 1.53	\$ 382.50	\$ 31.88
\$300,000	\$21M/25-year	\$ 1.53	\$ 459.00	\$ 38.25
\$100,000	\$25M/20-year	\$ 2.13	\$ 213.00	\$ 17.75
\$150,000	\$25M/20-year	\$ 2.13	\$ 319.50	\$ 26.63
\$200,000	\$25M/20-year	\$ 2.13	\$ 426.00	\$ 35.50
\$250,000	\$25M/20-year	\$ 2.13	\$ 532.50	\$ 44.38
\$300,000	\$25M/20-year	\$ 2.13	\$ 639.00	\$ 53.25
\$100,000	\$25M/25-year	\$ 1.82	\$ 182.00	\$ 15.17
\$150,000	\$25M/25-year	\$ 1.82	\$ 273.00	\$ 22.75
\$200,000	\$25M/25-year	\$ 1.82	\$ 364.00	\$ 30.33
\$250,000	\$25M/25-year	\$ 1.82	\$ 455.00	\$ 37.92
\$300,000	\$25M/25-year	\$ 1.82	\$ 546.00	\$ 45.50
\$100,000	\$30M/20-year	\$ 2.56	\$ 256.00	\$ 21.33
\$150,000	\$30M/20-year	\$ 2.56	\$ 384.00	\$ 32.00
\$200,000	\$30M/20-year	\$ 2.56	\$ 512.00	\$ 42.67
\$250,000	\$30M/20-year	\$ 2.56	\$ 640.00	\$ 53.33
\$300,000	\$30M/20-year	\$ 2.56	\$ 768.00	\$ 64.00
\$100,000	\$30M/25-year	\$ 2.18	\$ 218.00	\$ 18.17
\$150,000	\$30M/25-year	\$ 2.18	\$ 327.00	\$ 27.25
\$200,000	\$30M/25-year	\$ 2.18	\$ 436.00	\$ 36.33
\$250,000	\$30M/25-year	\$ 2.18	\$ 545.00	\$ 45.42
\$300,000	\$30M/25-year	\$ 2.18	\$ 654.00	\$ 54.50

- City Council

- Gervais Telephone

- Sacred Heart After Services

- Russian church on checkerboard

- All churches

- Brooks' Hardware

- GHS Ag Alumni (FFA)

- Steam up (Powerland)

- Bowman Farms

- Gervais Sports' League

- Shriners - Iris Farm

- Tree Lighting table

- Hitchin' Post

- Route 99

- Contact - Woodburn Chamber of Commerce

- Aguilas de Oro ~~for~~ Parents

- Wells Spring Church - Brooks

- Contacts - Molly McCarger & Suzanne Bustamante, Don Ferschweiler

- Elizabeth Lopez's Church (husband is pastor)

- Lad's Autoshop

- Gervais Market

Knights of Columbus <sup>Gervais
P.D.</sup>

Salem Missionary
Baptist

Sacred Heart <sup>Hericks
Nursery</sup>

Russian Old Believer

Powerland Museum

Gun Club (Mitchells?)

Carl's Nursery

Brooks Church (Lifespring) <sup>Peonies
Nursery</sup>

Brooks Chemeketa <sup>Come
N/GC
gas station</sup>

Route 99

Brooks Auto Shop

Gervais Market

Barman's

Dollar General

<sup>Salem
Missionary
Church</sup>

Gervais Sports
League

Ladd's Auto Body

Least Chance Saloon

Data Vision

<sup>Brooks
car
dealerships</sup>

Gervais Hair Salon

Hitchin' Post

Gervais Hispanic Store

Gervais Bar

~~Brooks
Coffee~~

Rick's Fencing

~~the~~
Gervais CERTeam - Micky Wagner

Catholic Daughters - Marge (ask Ann)

Kings of Columbus - Brian Belleque

ROBC - Russian Old Believers - Angi Toran

Eagles - woodburn / w / Gervais

Kiwanis -

St. Louis Church

Sacred Heart Church - Toby Saalfeld

Brooks Assembly of God

Brooks - Reids Auto, Rt. 99.

Gervais - AAA Tent, Dollar General, Baumann Farms
Amazon, Gervais Market.

Alliance Church

Scenic Valley - Pam & Bob Zelenst;

~~Brian~~

Neighborhood Apps, Facebook Groups

City Council - Micky Wagner

Farmers Group? WV Farmers? - Molly McLanahan (ask)

PCUN - woodburn, farmworker union for migrants

Brooks Historical Society

Sacred Heart

Spanish/English Cooking Class
(Liz Lopez)

? Pickle ball

Dance Group(s)

Sports Group

FAA

MOMs Group (Lauri Stott)



PRE-BOND PLANNING COMMITTEE

MEETING #3

GERVAIS SCHOOL DISTRICT
SEPTEMBER 2021

AGENDA

- 6:00 Tour Montage & Takeaways
- 6:30 Community Group Brainstorm
- 6:40 Project List Prioritization: Small Group Workshop
- 7:05 Share-Back
- 7:25 Next Steps

NEXT STEPS

AUGUST 25	BDC KICKOFF
SEPTEMBER 14	MEETING #2
SEPTEMBER 18	TOUR
SEPTEMBER 22	TOUR
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



Project		Total Budget	
		Consider for May 2022 Bond*	Future Consideration
GERVAIS ELEMENTARY SCHOOL			
OPTION A			
Additions and Upgrades to the existing building.	\$5,708,947		X
OPTION B			
add 4 classrooms	\$4,470,298		X
OPTION C			
New Elementary School Building	\$65,457,940		X
OPTION D			
Elementary Necessities	\$3,349,785	X	X
Seismic			
Elementary Seismic Upgrades	\$1,890,016	X	
GERVAIS MIDDLE SCHOOL			
OPTION A			
New 24,310sf STEM, classroom, and admin Addition. Upgrade and remodel the existing building.	\$15,777,438	X	
OPTION B			
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.	\$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, relocate fields	\$79,638,928		X
MISCELANEOUS PROJECTS			
OPTION A			
Field turf, field lighting, restrooms and concessions, field house upgrades, bleachers	\$4,460,907	X	
TOTAL **		\$46,195,727	\$251,870,145

* 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
Building Community & Supporting Students								
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
Infrastructure, Access, & Safety								
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 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
E3.5	Fix the safety issues at the K-2 building: students who bolt can run straight to the street		X			\$25,000	\$34,500	
E3.7	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			\$5,033,346	\$0	\$20,700		\$5,671,752	
Total 2022 Construction Start***			\$5,360,514	\$0	\$22,046		\$6,040,416	
Total 2023 Construction Start			\$5,708,947	\$0	\$23,478		\$6,433,043	

*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
E1.3	Add 4 New Classrooms	X			\$2,856,000	\$3,941,280	5600sf New Construction

Building Community & Supporting Students

Infrastructure, Access, & Safety

SubTotal	\$3,941,280	\$0	\$0		\$3,941,280
Total 2022 Construction Start***	\$4,197,463	\$0	\$0		\$4,197,463
Total 2023 Construction Start	\$4,470,298	\$0	\$0		\$4,470,298

*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 Elementary School D

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 for STEM programs and student presentation space	X			\$50,000	\$69,000	allowance
Building Community & Supporting Students							
E2.1	Replace Worn & Inflexible classroom furniture	X			\$350,000	\$350,000	furniture, no markups
E2.3	Provide a student counseling center	X			\$50,000	\$69,000	remodel existing health room
E2.12	Improve Single-Occupant restrooms for community and student needs	X			\$85,000	\$117,300	400sf ea heavy redmoel
Infrastructure, Access, & Safety							
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
E3.4	Admin remodel/Addition to include security vestibule, health room with accessible restroom, functional workroom/office space	X			\$510,000	\$703,800	
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	
E3.7	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			\$150,000	\$207,000	exterior paint & major repairs
E3.9	Interior improvements - replace broken/damaged ceilings, flooring, walls, general interior refresh with paint and color	X			\$85,000	\$117,300	interior paint & major repairs
E3.10	HVAC upgrades	X			\$335,373	\$462,815	
SubTotal		\$2,953,369	\$0	\$0		\$2,953,369	
Total 2022 Construction Start***		\$3,145,338	\$0	\$0		\$3,145,338	
Total 2023 Construction Start		\$3,349,785	\$0	\$0		\$3,349,785	

*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 Seismic

2021 Bond Planning Committee

CTE, STEAM Programs, and Capacity Needs		High Priority	Moderate Priority	Future Priority	Construction Budget*	Project Budget**	Notes
Building Community & Supporting Students							
Infrastructure, Access, & Safety							
E3.6	Seismic upgrades	X			\$1,207,500	\$1,666,350	Pending approved seismic funds
SubTotal		\$1,666,350	\$0	\$0		\$1,666,350	
Total 2022 Construction Start***		\$1,774,663	\$0	\$0		\$1,774,663	
Total 2023 Construction Start		\$1,890,016	\$0	\$0		\$1,890,016	

*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			\$7,742,150	\$10,684,167	(8,450sf of MPP* \$325) + (15860sf of preman x \$315)
M1.1	New STEM, Dining, and Performing Arts Building with Main Entry			X	\$12,398,100	\$17,109,378	Traditional Construction

Building Community & Supporting Students

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	\$13,910,325	\$0	\$17,477,838		\$20,703,996	#NAME?
Total 2023 Construction Start**	\$14,814,496	\$0	\$18,613,897		\$22,049,756	
Total 2024 Construction Start	\$15,777,438	\$0	\$19,823,801		\$23,482,990	

*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

2018 Pre-Engineered Building Construction = Approx \$297/sf. + escalation to 2021 = \$315/sf

Area Program for New MS STEM & Multipurpose Addition	SF
Multipurpose Commons	3500
Stage & Stage storage	1200
Kitchen	1800
Subtotal - MPP (Mass Ply Panel)	6500
30% Net to Gross (hallways & wall thicknesses)	8450
STEM Makerspace Lab & Storage	1600
Main entry & Admin office w/ Nurse & Health Room	1000
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 - Premanufactured Bldg	12200
30% Net to Gross (hallways & wall thicknesses)	15860
Total SF	24310

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	

Building Community & Supporting Students

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

Infrastructure, Access, & Safety

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
Total 2024 Construction Start	\$20,717,581	\$6,848,666	\$5,948,815		\$33,515,062

*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 Priority	Future Priority	Construction 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	sf tbd
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	
O1.8	Resurface track			X	\$215,000	\$296,700	
O1.9	New scoreboards for all fields			X	\$35,000	\$48,300	

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