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Minutes

| | | | |
|---------------------|---------------------------------------|----------------------------|------------------|
| Project | Gervais SD Bond Planning | Date | October 12, 2021 |
| Location | Elementary School Cafeteria | Project No | 135341 |
| Subject | Bond Development Committee Meeting 4 | | |
| 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 | | |
| | Diana Bartch | | |
| | 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. Rebecca shared the findings of the Committee's digital survey. 32 members participated. (see attached)
3. Three bond options were developed based on the priority level of projects as indicated by a majority of survey participants. Bond Option A included only those projects that were selected as "high priority" by at least 50% of survey participants and totalled \$42,575,226. Options B and C included additional projects as indicated as priority in the survey (see attached.)
4. The committee was asked to break into four small groups and look at the bond options and discuss, as a group, what line items to add/remove/modify for their group's preferred bond package. The following is an account of each group's choices:
 - a. Pink Team: Modify Option A by
 - i. adding item M3.5 (remodel locker rooms)
 - ii. removing item H1.3 (upgrade existing science labs)
 - b. Green Team: Modify Option A by
 - i. Add item E2.3 and E2.11
 - ii. Reducing item E3.9 to bare minimum since the school is slated for replacement in the future.
 - iii. Remove item M2.2
 - iv. Add item 3.10
 - v. Add a line item for a gym scoreboard at the Middle School
 - vi. Remove item H1.3
 - vii. Combine items H2.4 and H2.9
 - viii. Remove item O1.1
 - ix. Add item O1.2, include a cover for the homeside bleachers
 - x. Add O1.3
 - xi. Add item O1.4 but only include lights, no turf
 - c. Yellow Team: Modify Option A by
 - i. Remove items E2.2 and E3.3
 - ii. Adjust item M1.1, do not include performing arts. Instead, build performing arts spaces at the high school for middle school students to also take advantage of.
 - iii. Remove item M2.9
 - iv. Adjust item M3.2 to only include seating for 300
 - v. Remove item H1.3, H2.12, H3.13, and H3.14
 - d. Orange Team: Modify Option A by
 - i. Add items E1.2, E2.3, E2.6, E2.7, E2.13, E3.14, and E3.15
 - ii. Reduce item E3.4 to only include the secure vestibule
 - iii. Add items M2.4, M3.5, M3.9
 - iv. Add a line item for a scoreboard in the middle school gym
 - v. Reduce item H1.2 to only upgrade the existing performing arts spaces
 - vi. Remove items H1.3 and H1.9
 - vii. Add items O1.2 (including a cover on the home side), O1.3, and O1.4

5. Each team presented their final decisions with the group.
6. Wrap Up: at the next meeting, IBI will bring a final bond option based on the feedback of the committee and any other survey responses, as well as master plan drawings for the proposed solutions at each school site.

Next Steps:

BDC Meeting #5 on October 26, 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: | |
| <u>Item:</u> | <u>Pages:</u> |
| Agenda | 1 |
| Survey Results | 15 |
| Bond Options A,B,C | 27 |



PRE-BOND PLANNING COMMITTEE

MEETING #4

GERVAIS SCHOOL DISTRICT
OCTOBER 2021

AGENDA

- 6:00 Welcome,
- 6:05 Update on Community Survey, Housekeeping
- 6:15 BDC survey results and Bond Options based on survey
- 6:30 Group Workshop – what should be in/out?
- 7:00 Share-Back
- 7:25 Next Steps



Gervais School District – Bond Development Committee

October 12, 2021



NEXT STEPS

| | |
|---------------------------|--------------------|
| AUGUST 25 | BDC KICKOFF |
| SEPTEMBER 14 | MEETING #2 |
| SEPTEMBER 18 | TOUR |
| SEPTEMBER 22 | TOUR |
| SEPTEMBER 28 | MEETING #3 |
| OCTOBER 12 | MEETING #4 |
| COMMUNITY SURVEY | |
| OCTOBER 26 | MEETING #5 |
| NOVEMBER 9 | MEETING #6 |
| NOVEMBER 30 TH | BDC WRAP UP |
| DECEMBER 9 TH | BOARD PRESENTATION |



Gervais School District – Bond Development Committee

October 12, 2021



Default Report

Explore the data behind your survey responses. Gain a better perspective of your survey data and uncover insights for further planning.



Visited

75



Started

32



Avg. Time to Complete

20m 3s



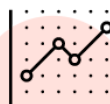
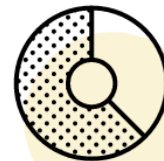
Completed

32



Completion Rate

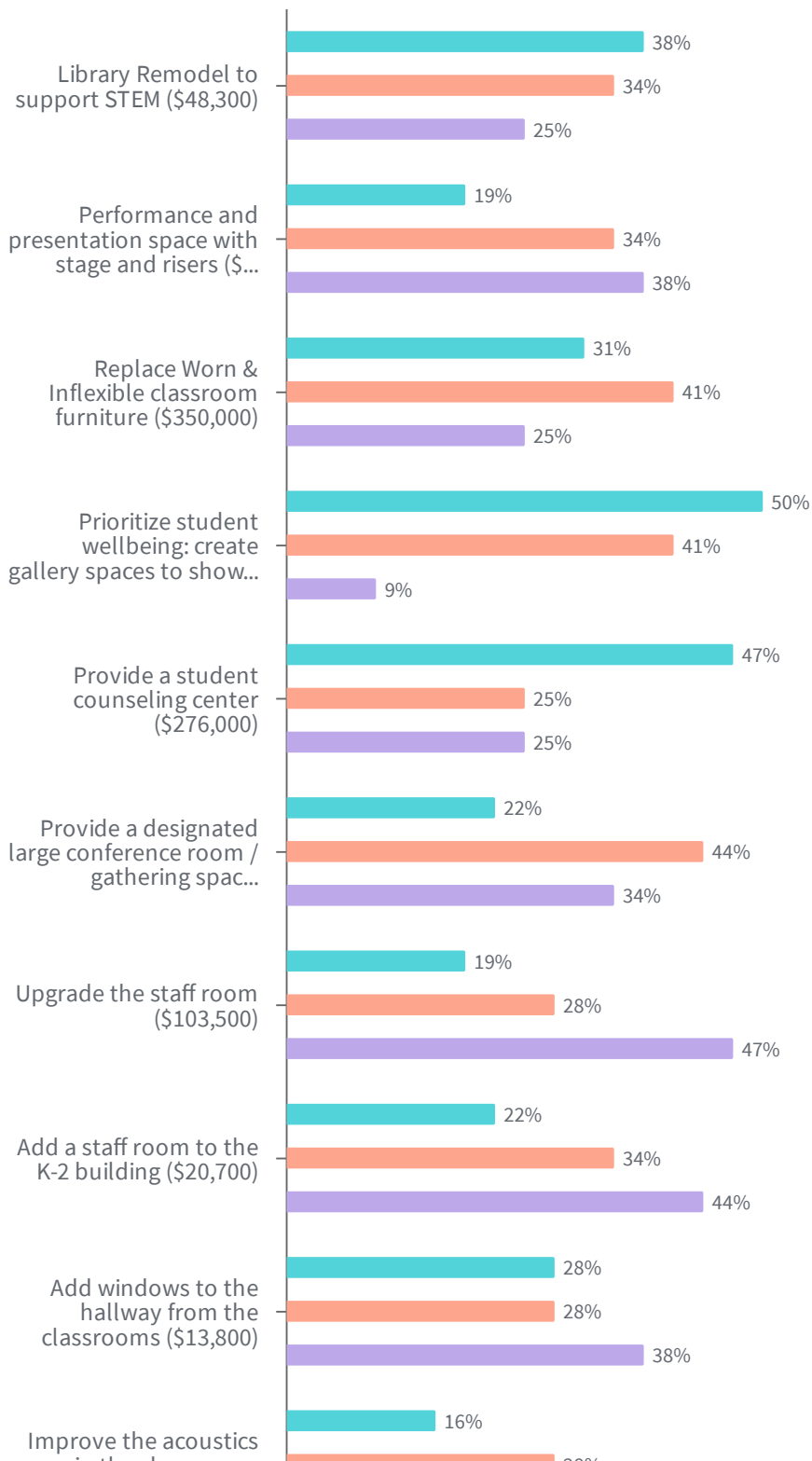
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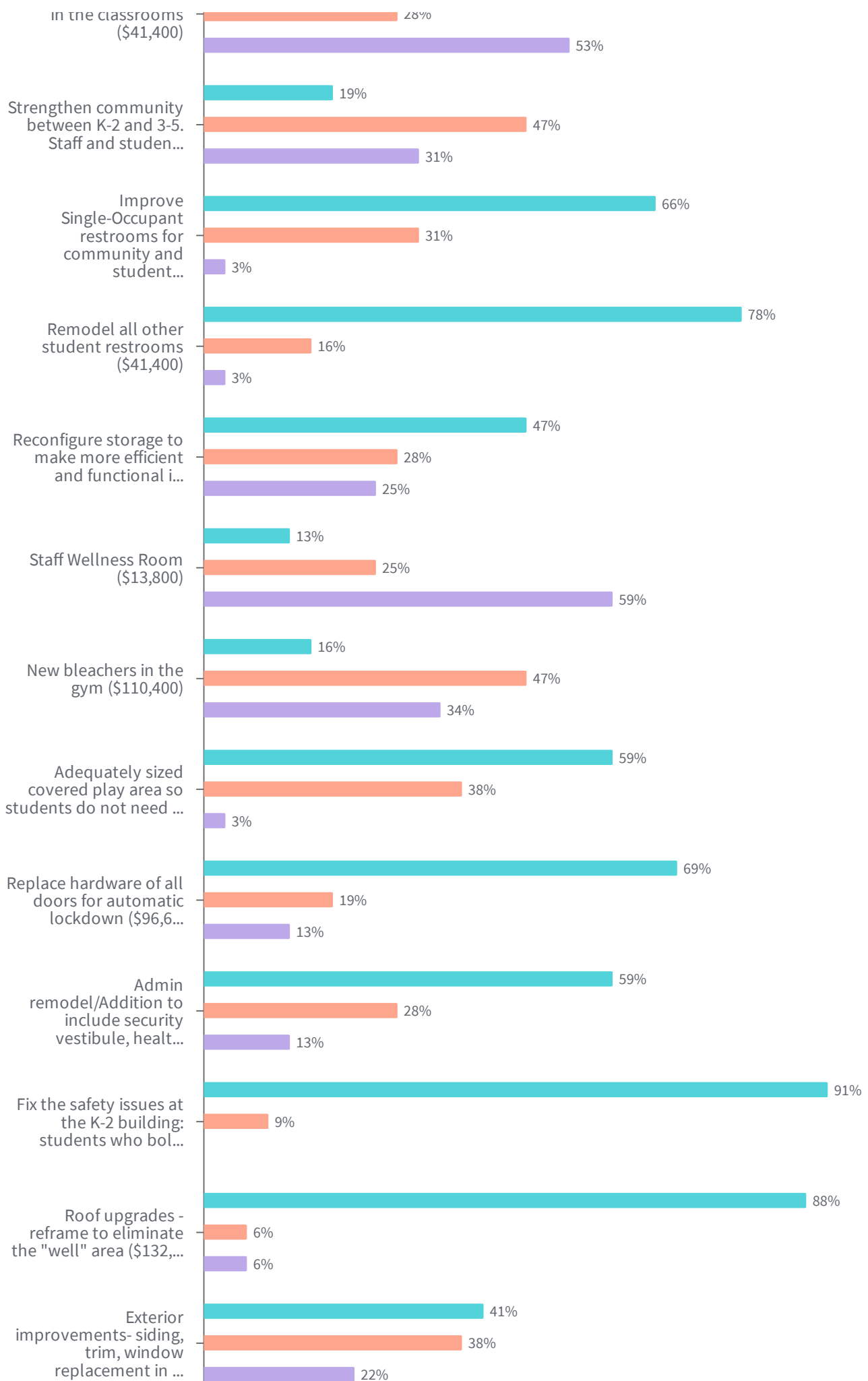


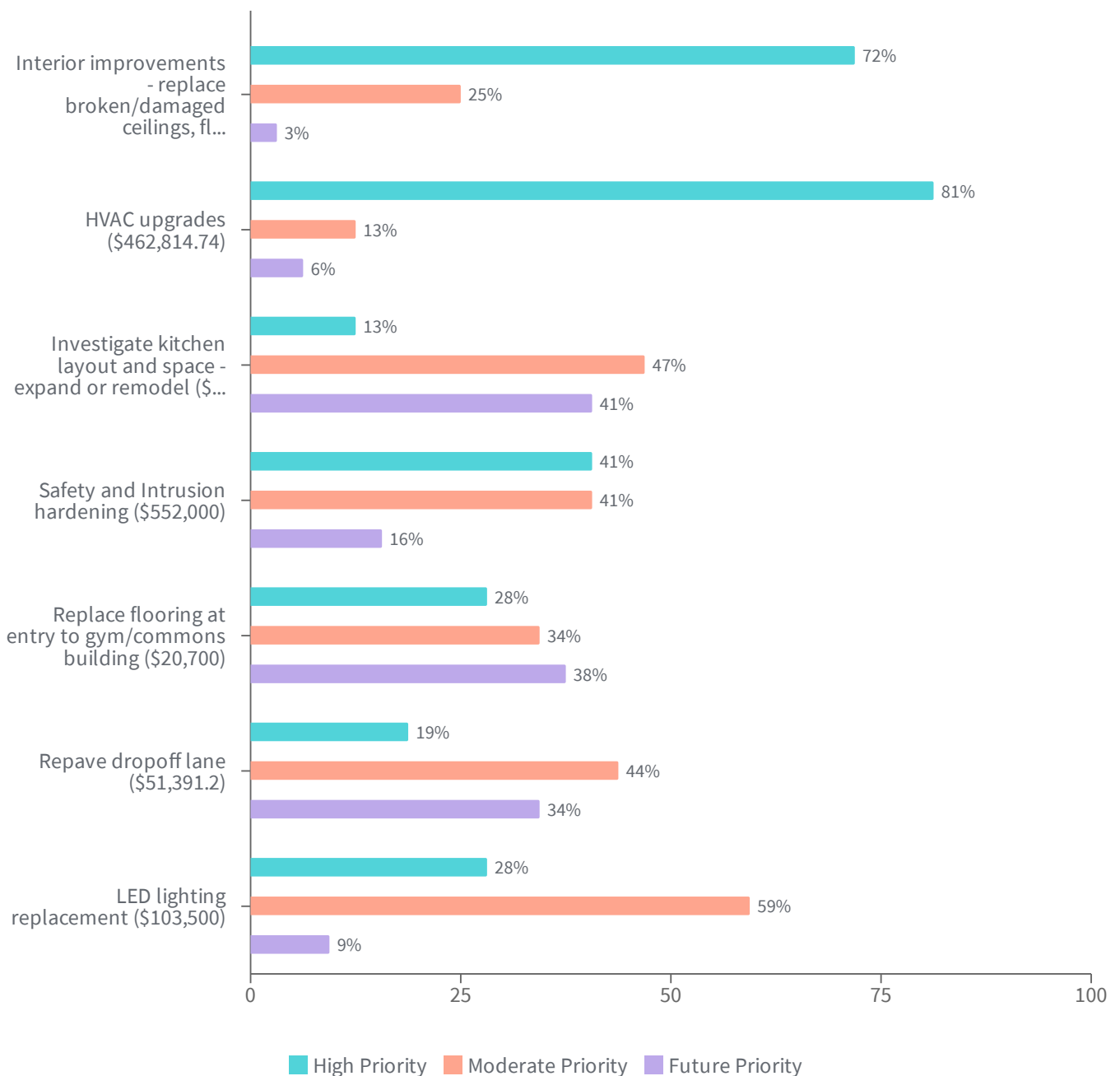
QUESTION 01 | MATRIX




Project ES A

Answered: 32 Skipped: 0





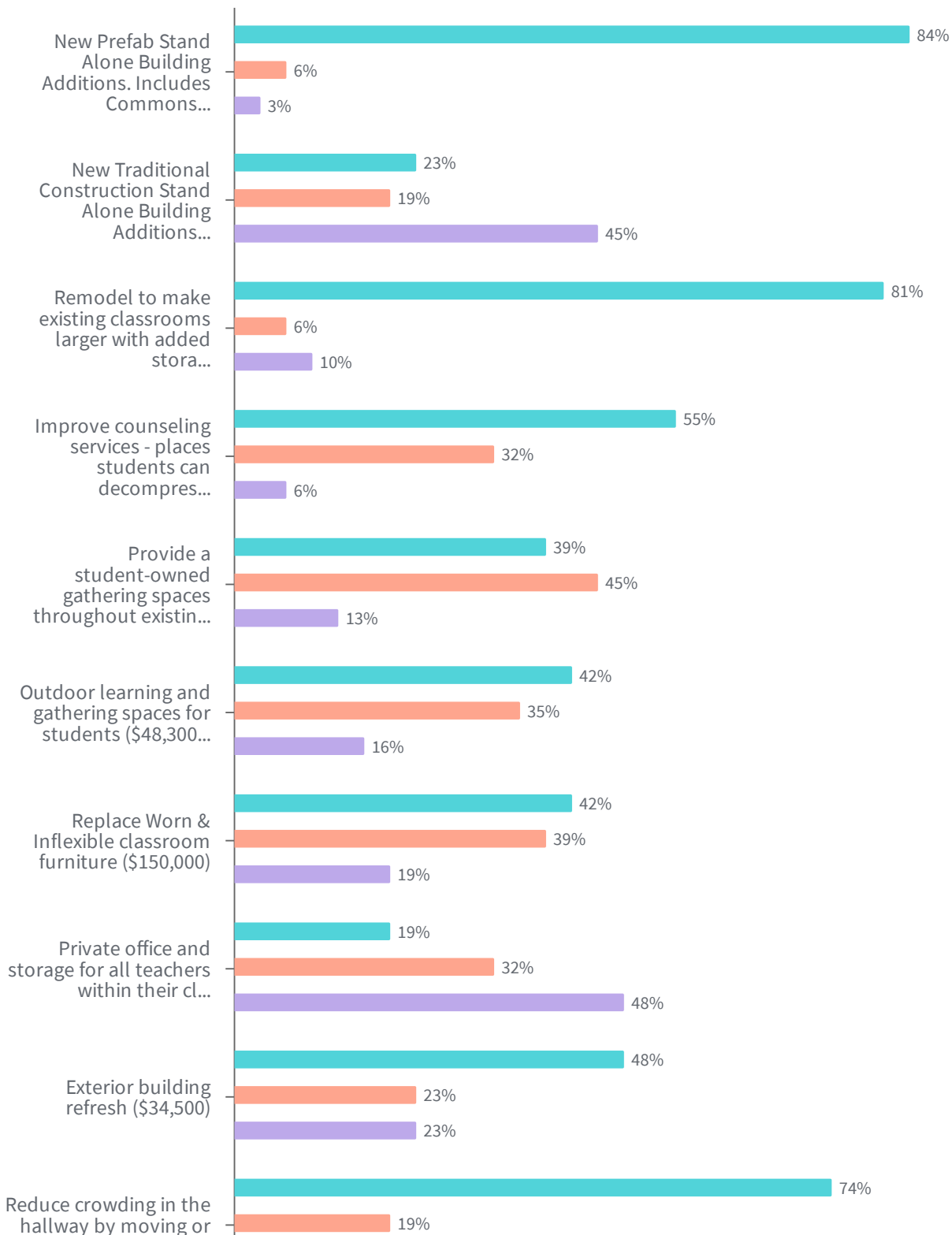


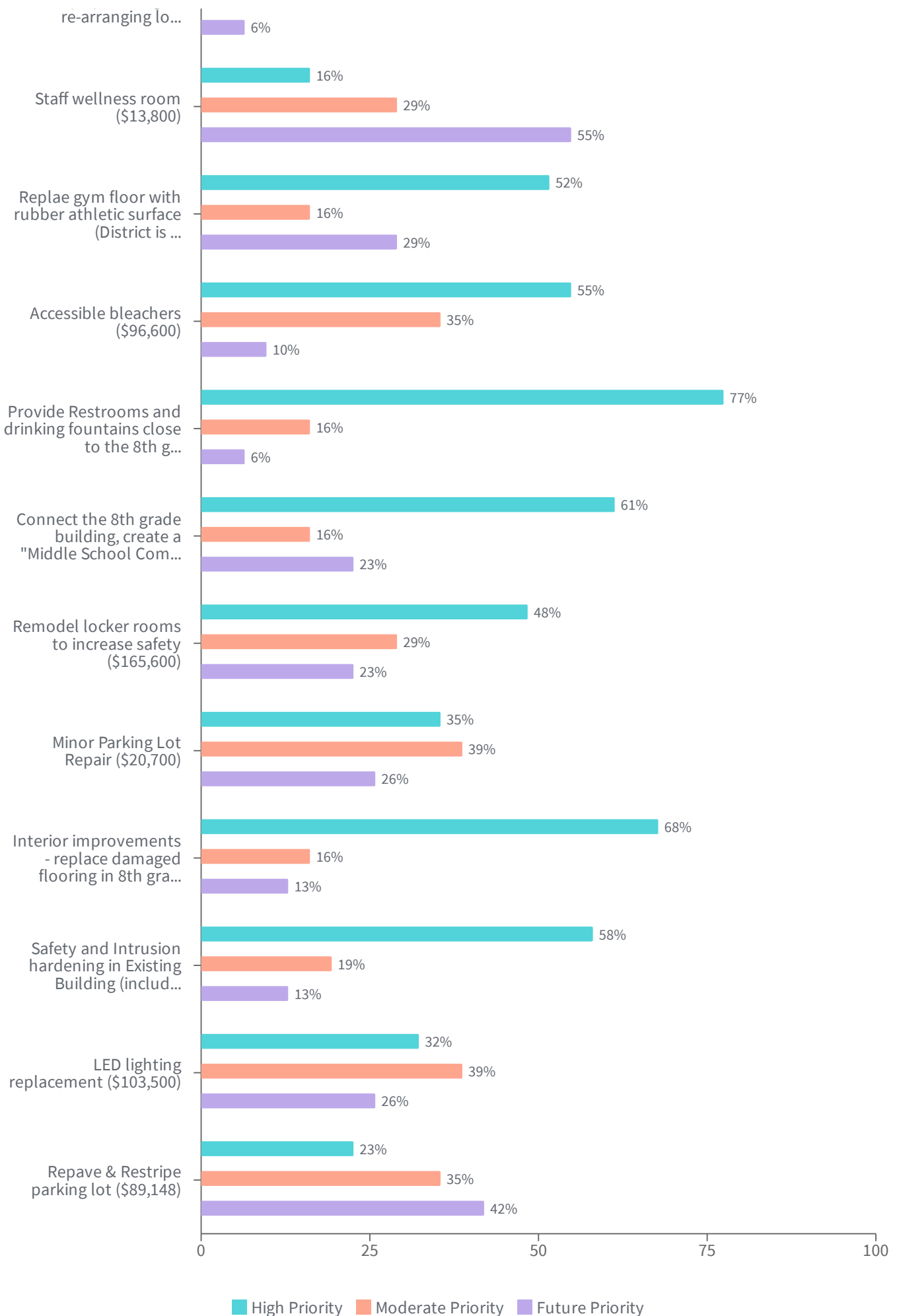
| |  HIGH PRIORITY |  MODERATE PRIORITY |  FUTURE PRIORITY |
|--|---|---|---|
| Library Remodel to support STEM (\$48,300) | 12 (37.50%) | 11 (34.38%) | 8 (25.00%) |
| Performance and presentation space with stage and risers (\$552,000) | 6 (18.75%) | 11 (34.38%) | 12 (37.50%) |
| Replace Worn & Inflexible classroom furniture (\$350,000) | 10 (31.25%) | 13 (40.63%) | 8 (25.00%) |

QUESTION 02 | MATRIX

Project MS A

Answered: 31 Skipped: 1

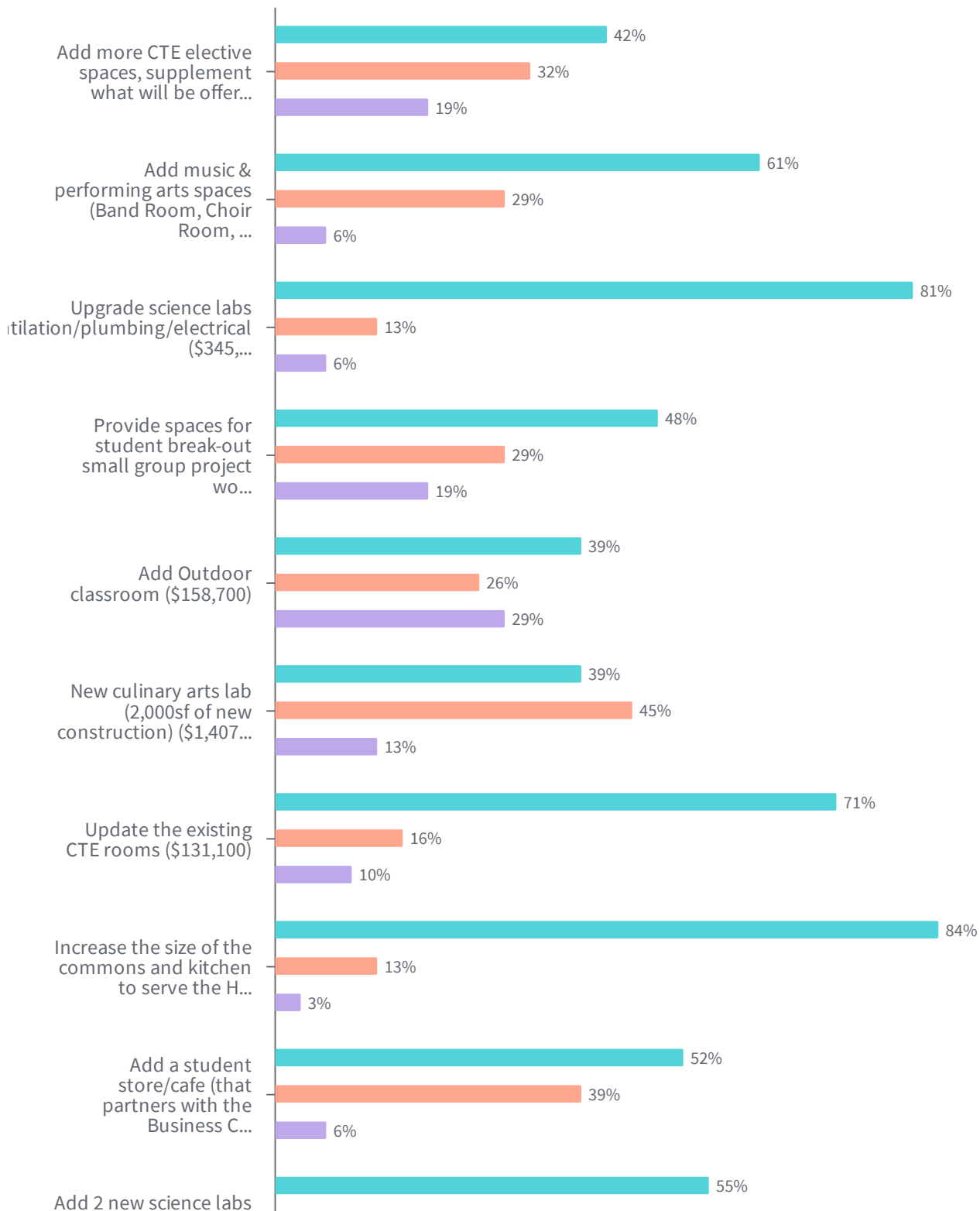


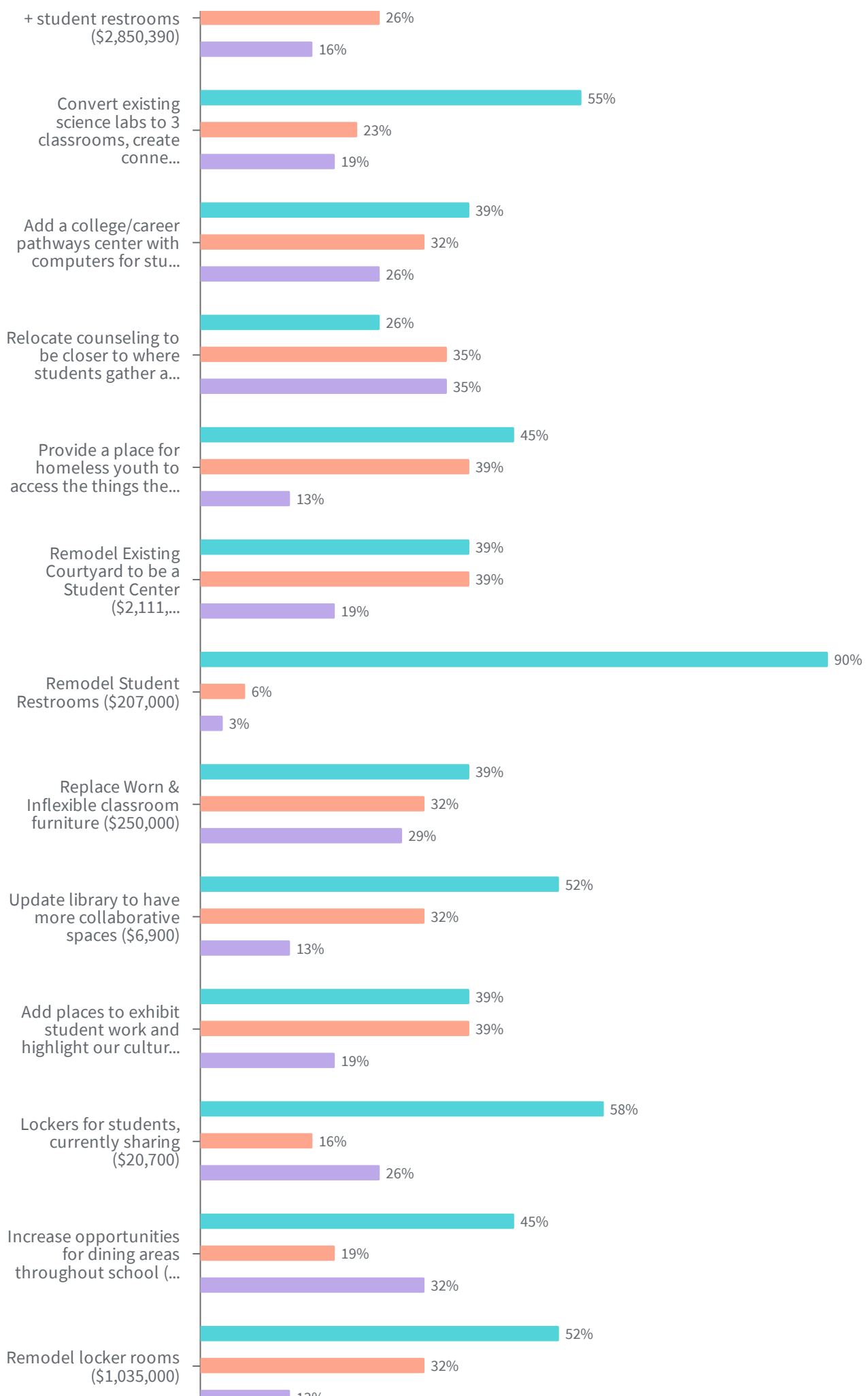


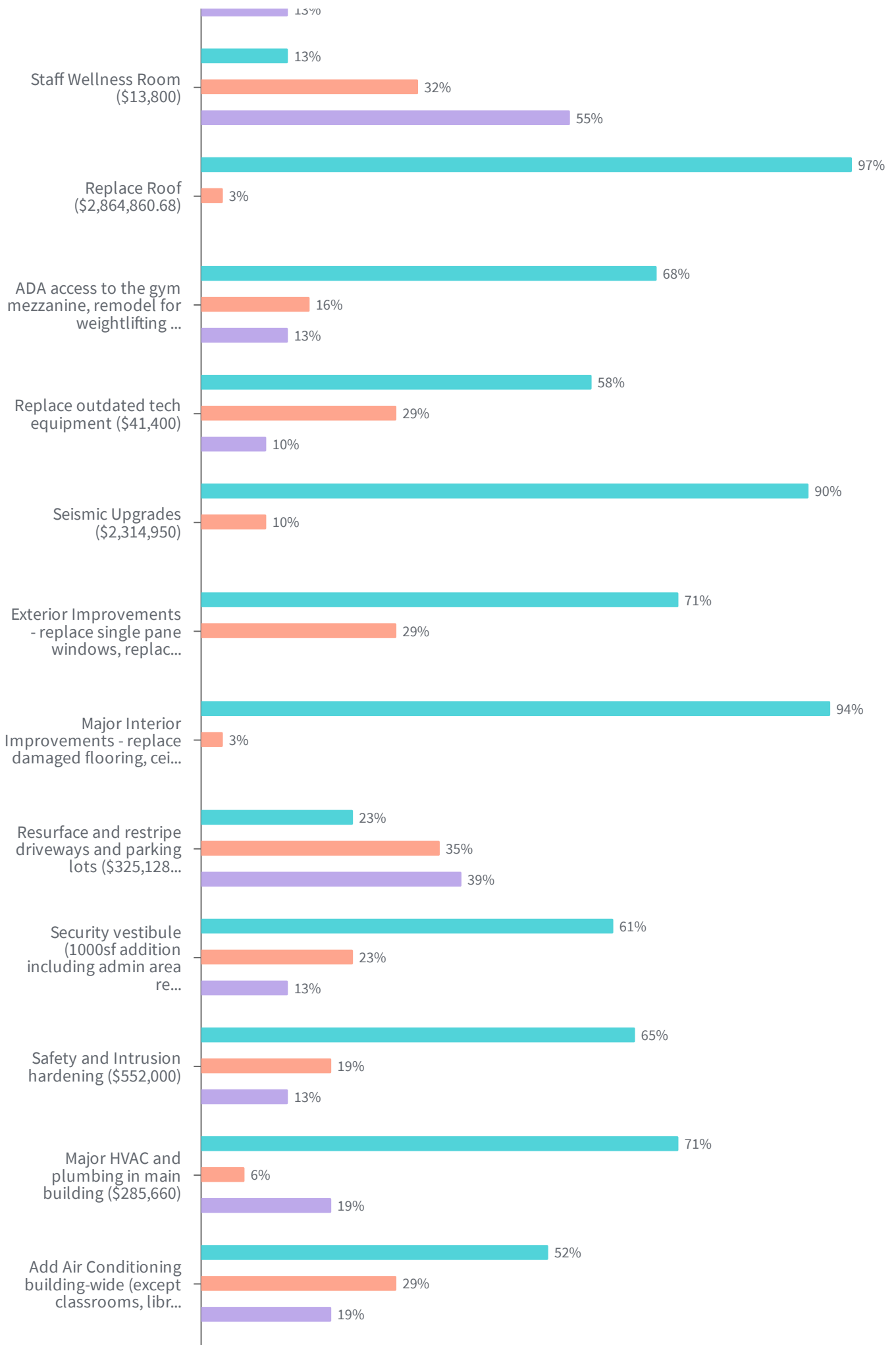
QUESTION 03 | MATRIX

Project HS A

Answered: 31 Skipped: 1



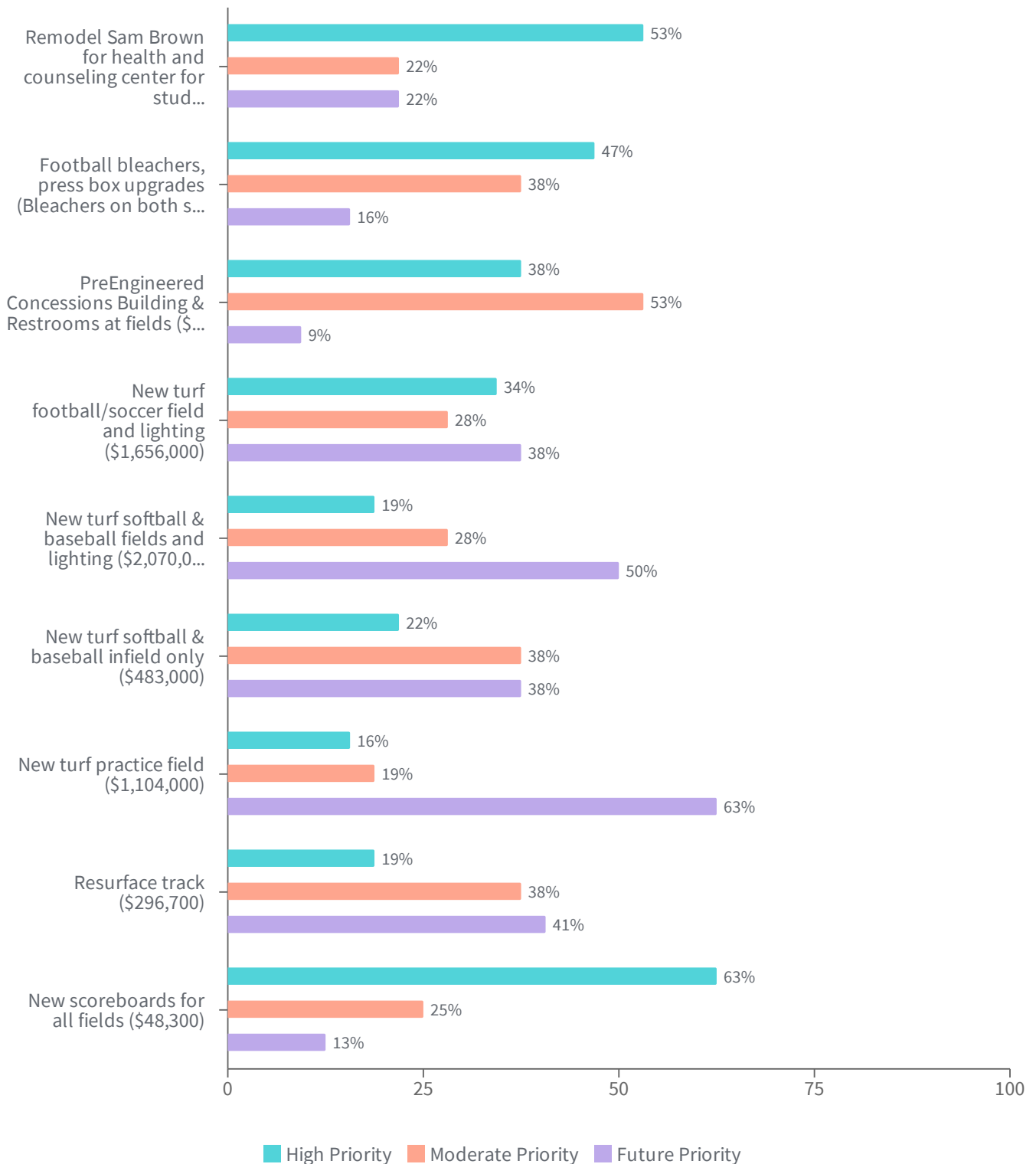




QUESTION 04 | MATRIX

Other GSD Projects A

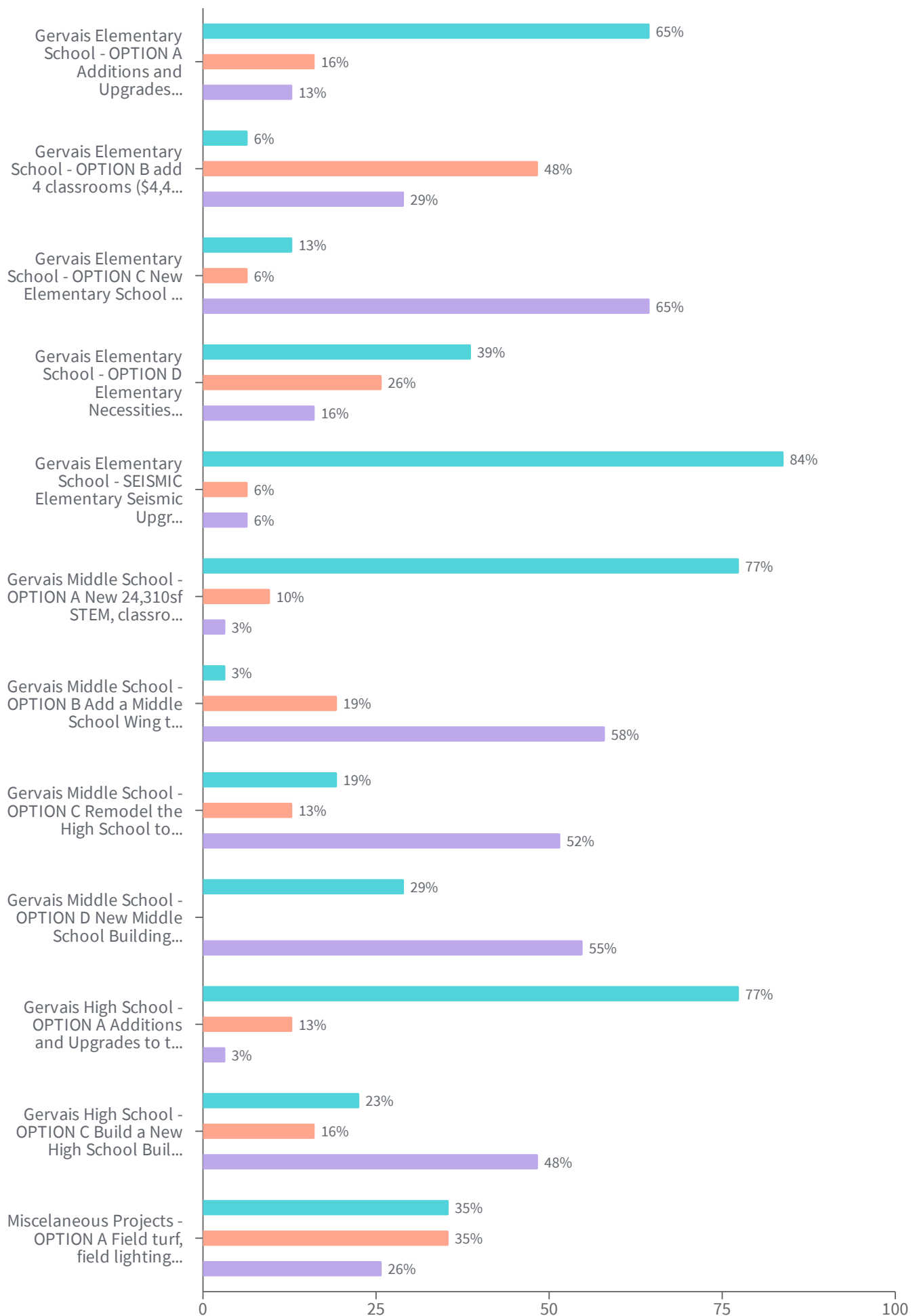
Answered: 32 Skipped: 0



QUESTION 05 | MATRIX

Overall Project List

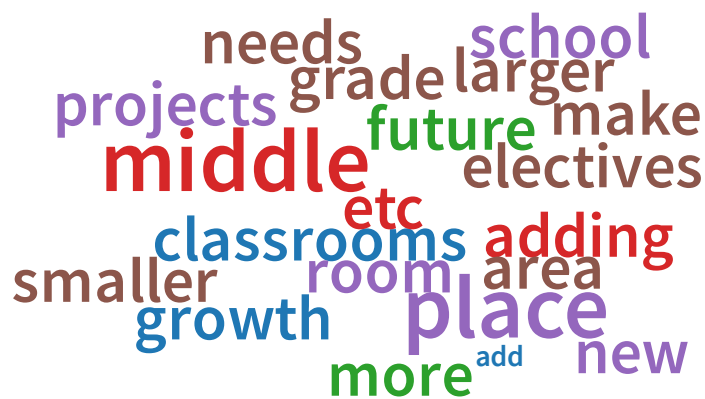
Answered: **31** Skipped: **0**



QUESTION 06 | TEXT

Please share any ideas you have here.

Answered: 8 Skipped: 2

**Anonymous**[6 Hours ago](#)

I would like to see some of the 'smaller' ideas at the high school & middle school - creating spaces for the students, remodeling court room, etc. become student projects. It would be an awesome collaboration to utilize / create CTE programs that also benefit the school buildings themselves!

If not as a CTE program, some of those type of improvements would make good projects for fundraising for students. Having students take ownership in their school and making it a better place for future students is good citizenship!

Anonymous[2 Days ago](#)

The elementary building should be the priority for new rebuild over other builds.

Anonymous

3 Days ago

With new houses being built and the population growth, I believe the middle schools needs not only larger classrooms, but MORE classrooms! If our population grows, but our staff/classroom #s do not, then class sizes are going to get seriously out of hand. Best learning cannot take place in classes that have too many students to a teacher. We need to be prepared for this since it will happen! For example, we could add more classrooms/teachers for electives so our core teachers can focus on their subject area of expertise. Additionally, we may want to consider adding a teacher to each grade so students can receive a year of both science and social studies education (rather than 1 semester).

Anonymous

3 Days ago

I think the middle school, to prepare for future growth, needs more than 4 additional classrooms. If the smaller classrooms are combined to make larger rooms - adding 4 rooms will put GMS right back where it currently is now with the same number of classrooms. There is no room now for the addition of more staff. This is needed, but there is no place to put them. There should be at least 7 added classrooms to allow for 4 teachers per grade, SPED, Health/PE, ELD, a room for small group tutoring, electives, etc.

Anonymous

4 Days ago

I think turf on the fields is a bad idea. Grass is safer for the players and cheaper, and we live in the grass seed capital of the world. We can partner with seed companies to have the nicest fields in the area.

Anonymous

6 Days ago

None, thanks. :)

Anonymous

6 Days ago

In the other projects section; if the decision is made to upgrade the bleachers at the football field we should cover one side.

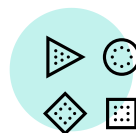
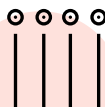
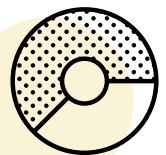
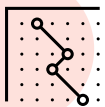
Anonymous

7 Days ago

Have a budget for maintenance so we don't end up in this situation again.

Thank You !

We really appreciate your time and feedback.



Gervais School District

Bond Option A (items had survey response of at least 50% select "high priority")

Bond Estimate Summary

Last Edited: October 12, 2021

| Project | | Total Budget | Consider for May 2022 Bond* | Future Consideration |
|----------------------------------|---|--------------|--------------------------------|-------------------------|
| GERVAIS ELEMENTARY SCHOOL | | | | |
| | Additions and Upgrades to the existing building. | \$2,991,937 | X | |
| Seismic | | | | |
| | Elementary Seismic Upgrades | \$1,890,016 | X | |
| GERVAIS MIDDLE SCHOOL | | | | |
| | New 24,310sf STEM, classroom, and admin Addition. Upgrade and remodel the existing building. | \$15,125,840 | X | |
| GERVAIS HIGH SCHOOL | | | | |
| | Additions and Upgrades to the existing building. | \$22,121,343 | X | |
| MISCELLANEOUS PROJECTS | | | | |
| | Sam Brown Remodel to a Community Health & Counseling Center, add Scoreboards to fields | \$446,091 | X | |
| TOTAL** | | | \$42,575,226 | \$0 |

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

** Cost estimates escalation to a 2024 construction start

Gervais Elementary School

2021 Bond Planning Committee

| CTE, STEAM Programs, and Capacity Needs | | | Project Budget** | Notes |
|---|--|---|--------------------|--|
| E1.1 | Library Remodel to support STEM | | \$48,300 | allowance |
| E1.2 | Performance and presentation space with stage and risers | | \$552,000 | remodel existing stage/storage, open to library. approx 2000sf heavy remodel |
| Building Community & Supporting Students | | | | |
| E2.1 | Replace Worn & Inflexible classroom furniture | | \$350,000 | furniture, no markups |
| E2.2 | Prioritize student wellbeing | X | \$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 | | \$276,000 | 1000sf heavy remodel |
| E2.4 | Provide a designated large conference room / gathering space for teachers | | \$41,400 | 250sf remodel |
| E2.5 | Upgrade the staff room | | \$103,500 | heavy remodel, incl. kitchen |
| E2.6 | Add a staff room to the K-2 building | | \$20,700 | light remodel, can be incorporated into other staff room |
| E2.7 | Add windows to the hallway from the classrooms | | \$13,800 | 500 ea x 20. For supervision of students doing group work in h |
| E2.9 | Improve the acoustics in the classrooms | | \$41,400 | allowance for "a few rooms", pending acoustic study. |
| E2.11 | Strengthen community between K-2 and 3-5. Staff and students | | \$0 | what does this look like? Discuss with BDC |
| E2.12 | Improve Single-Occupant restrooms for community and student needs | X | \$117,300 | 400sf ea heavy redmoel |
| E2.13 | Reconfigure storage to make more efficient and functional in classrooms | | \$48,300 | allowance |
| E2.15 | Remodel all other student restrooms | X | \$41,400 | |
| E2.14 | Staff Wellness Room | | \$13,800 | light remodel allowance |
| Infrastructure, Access, & Safety | | | | |
| E3.1 | New bleachers in the gym | | \$110,400 | 500 seat |
| E3.2 | Adequately sized covered play area so students do not need the gym on rainy days | X | \$690,000 | 5000sf covered play |
| E3.3 | New, more secure doors for lockdown | X | \$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 | \$703,800 | Admin remodel/Addition to include security vestibule, health room with accessible restroom, functional workroom/office space |
| E3.5 | Fix the safety issues at the K-2 building: students who bolt can run straight to the street | X | \$34,500 | |
| E3.7 | Roof upgrades - reframe to eliminate the "well" area | X | \$132,654 | per assessment report |
| E3.8 | Exterior improvements- siding, trim, window replacement in the gym building, | | \$521,092 | does not include roof well, match appearance to other building; |
| E3.9 | Interior improvements - replace broken/damaged ceilings, flooring, walls, general interior refresh with paint and color | X | \$255,300 | per assessment report + 15k for paint throughout |
| E3.10 | HVAC upgrades | X | \$462,815 | |
| E3.11 | Investigate kitchen layout and space - expand or remodel | | \$207,000 | minor remodel |
| E3.13 | Replace flooring at entry to gym/commons building | | \$20,700 | |
| E3.14 | Repave dropoff lane | | \$51,391 | \$3.80/sf x 9,800sf |
| E3.15 | LED lighting replacement | | \$103,500 | Does not include energy incentive \$ |
| SubTotal | | | \$2,637,869 | |
| Total 2022 Construction Start*** | | | \$2,809,330 | |
| Total 2023 Construction Start | | | \$2,991,937 | |

*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 | | Project Budget** | Notes |
|--|------------------|------------------|--------------------------------|
| Building Community & Supporting Students | | | |
| Infrastructure, Access, & Safety | | | |
| E3.6 | Seismic upgrades | X | \$1,666,350 |
| | | | Pending approved seismic funds |
| SubTotal | | \$1,666,350 | |
| Total 2022 Construction Start*** | | \$1,774,663 | |
| Total 2023 Construction Start | | \$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

2021 Bond Planning Committee

CTE, STEAM Programs, and Capacity Needs

| | | | Project Budget** | Notes |
|------|--|---|------------------|---|
| M1.1 | New STEM, Dining, and Performing Arts Building with Main Entry | X | \$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 | | \$17,109,378 | Traditional Construction |

Building Community & Supporting Students

| | | | | |
|-------|--|---|-------------|--------------------------------|
| M2.1 | Remodel to make existing classrooms larger with added storage and staff restrooms | X | \$1,104,000 | 4000sf remodel |
| M2.2 | Improve counseling services - places students can decompress with a counselor | X | \$13,800 | 500sf remodel |
| M2.3 | Provide a student-owned gathering spaces throughout existing building & Spaces to highlight student work | | \$69,000 | allowance |
| M2.4 | Outdoor learning and gathering spaces for students | | \$48,300 | allowance, create covered area |
| M2.5 | Replace Worn & Inflexible classroom furniture | | \$150,000 | allowance, no markups |
| M2.6 | Private office and storage for all teachers within their classroom | | \$248,400 | 100sf x 12 = 1200sf remodel |
| M2.7 | Exterior building refresh | | \$34,500 | allowance |
| M2.9 | Reduce crowding in the hallway by moving or re-arranging lockers | X | \$13,800 | allowance |
| M2.10 | Staff wellness room | | \$13,800 | light remodel allowance |

Infrastructure, Access, & Safety

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

| | | | |
|--------------------------------------|---------------------|--|--------|
| SubTotal | \$13,335,837 | | #NAME? |
| Total 2023 Construction Start** | \$14,202,666 | | |
| Total 2024 Construction Start | \$15,125,840 | | |

*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 High School

2021 Bond Planning Committee

CTE, STEAM Programs, and Capacity Needs

| | | Project Budget** | |
|-------|--|------------------|-------------|
| H1.1 | Add more CTE elective spaces, supplement what will be offered by the Willamette Career Academy | \$4,574,700 | |
| H1.2 | Add music & performing arts spaces | X | \$2,815,200 |
| H1.3 | Upgrade science labs ventilation/plumbing/electrical | X | \$345,000 |
| H1.4 | Provide spaces for student break-out small group project work | | \$48,300 |
| H1.5 | Add Outdoor classroom | | \$158,700 |
| H1.6 | New culinary arts lab | | \$1,407,600 |
| H1.7 | Update the existing CTE rooms | X | \$131,100 |
| H1.8 | Increase the size of the commons and kitchen to serve the HS population | X | \$2,111,400 |
| H1.9 | Add a student store/cafe (that partners with the Business CTE program) | X | \$220,800 |
| H1.10 | Add 2 new science labs + student toilets | X | \$2,850,390 |
| H1.11 | Convert existing science labs to 3 classrooms, create connection to South Wing | X | \$931,500 |

Notes

6500sf New Construction
 New Construction: 1800sf Band, + 1400sf Choir, + Stor
 OR build new - see below
 remodel allowance
 2000sf new construction
 remodel allowance
 3000sf addition, MS will have its own - revisit
 800sf remodel
 3200sf Labs & Storage + 850sf Restrooms

Building Community & Supporting Students

| | | | | |
|-------|--|---|-------------|-------------------------|
| H2.1 | Add a college/career pathways center with computers for students | | \$841,800 | 1200sf addition |
| H2.2 | Relocate counseling to be closer to where students gather and not in the admin area, make more welcoming | | \$224,250 | 650sf remodel |
| H2.4 | Provide a place for homeless youth to access the things they need independently | | \$20,700 | allowance |
| H2.5 | Remodel Existing Courtyard to be a Student Center | | \$2,111,400 | 3000sf New Construction |
| H2.6 | Remodel Student Restrooms | X | \$207,000 | 1200sf heavy remodel |
| H2.8 | Replace Worn & Inflexible classroom furniture | | \$250,000 | allowance, no markup |
| H2.9 | Update library to have more collaborative spaces | X | \$6,900 | allowance - reduced |
| H2.10 | Add places to exhibit student work and highlight our culture and history | | \$34,500 | allowance |
| H2.12 | Lockers for students, currently sharing | X | \$20,700 | allowance |
| H2.13 | Increase opportunities for dining areas throughout school | | \$34,500 | allowance |
| H2.14 | Remodel locker rooms | X | \$1,035,000 | heavy remodel |
| H2.15 | Staff Wellness Room | | \$13,800 | light Remodel allowance |

Infrastructure, Access, & Safety

| | | | | |
|-------|--|---|-------------|--|
| H3.1 | Replace Roof | X | \$2,864,861 | |
| H3.2 | ADA access to the gym mezzanine, remodel for weightlifting & high need students | X | \$89,700 | |
| H3.3 | Replace outdated tech equipment | X | \$41,400 | allowance |
| H3.6 | Seismic Upgrades | X | \$2,314,950 | per assessment report |
| H3.7 | Exterior Improvements - replace single pane windows, replace damaged doors, repair walls, repaint | X | \$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 | \$653,397 | |
| H3.9 | Resurface and restripe driveways and parking lots | | \$325,128 | \$3.80/sf x 62,000sf |
| H3.10 | Security vestibule | X | \$703,800 | 1000sf addition including admin area remodel to include health room and accessible toilet and staff break room |
| H3.11 | Safety and Intrusion hardening | X | \$552,000 | allowance |
| H3.12 | Major HVAC and plumbing in main building | X | \$285,660 | per assessment report |
| H3.13 | Add Air Conditioning building-wide (except classrooms, library, admin) | X | \$1,035,690 | \$19/sf x 39,500sf |
| H3.14 | HVAC and ventilation upgrades in CTE building | X | \$80,040 | per assessment report |

SubTotal

| | |
|---------------------|--|
| \$19,503,488 | |
| \$20,771,214 | |
| \$22,121,343 | |

Total 2023 Construction Start***

Total 2024 Construction Start

*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 & FMI Budget (10%) + Design & Construction Contingency (8%) + Permits, Fees, Furniture, & Equipment (14%)

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

Other Projects / Properties

2021 Bond Planning Committee

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

SubTotal
Total 2023 Construction Start***
Total 2024 Construction Start

| | |
|------------------|--|
| \$393,300 | |
| \$418,865 | |
| \$446,091 | |

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

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

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

Gervais School District

Bond Option B (items had survey response greater for "high priority" than "medium" or "future")

Bond Estimate Summary

Last Edited: October 12, 2021

| Project | Total Budget | Consider for May 2022 Bond* | Future Consideration |
|--|--------------|--------------------------------|-------------------------|
| GERVAIS ELEMENTARY SCHOOL | | | |
| Additions and Upgrades to the existing building. | \$4,005,585 | X | |
| Seismic | | | |
| Elementary Seismic Upgrades | \$1,890,016 | X | |
| GERVAIS MIDDLE SCHOOL | | | |
| New 24,310sf STEM, classroom, and admin Addition. Upgrade and remodel the existing building. | \$15,577,715 | X | |
| GERVAIS HIGH SCHOOL | | | |
| Additions and Upgrades to the existing building. | \$28,523,136 | X | |
| MISCELLANEOUS PROJECTS | | | |
| Sam Brown Remodel to a Community Health & Counseling Center, add Scoreboards, new bleachers/pressbox | \$798,268 | X | |
| TOTAL** | | \$50,794,719 | \$0 |

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

** Cost estimates escalation to a 2024 construction start

Gervais Elementary School

2021 Bond Planning Committee

| CTE, STEAM Programs, and Capacity Needs | | | Project Budget** | Notes |
|---|---|---|------------------|--|
| E1.1 | Library Remodel to support STEM | X | \$48,300 | allowance |
| E1.2 | Performance and presentation space with stage and risers | | \$552,000 | remodel existing stage/storage, open to library. approx 2000sf heavy remodel |
| Building Community & Supporting Students | | | | |
| E2.1 | Replace Worn & Inflexible classroom furniture | | \$350,000 | furniture, no markups |
| E2.2 | Prioritize student wellbeing | X | \$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 | \$276,000 | 1000sf heavy remodel |
| E2.4 | Provide a designated large conference room / gathering space for teachers | | \$41,400 | 250sf remodel |
| E2.5 | Upgrade the staff room | | \$103,500 | heavy remodel, incl. kitchen |
| E2.6 | Add a staff room to the K-2 building | | \$20,700 | light remodel, can be incorporated into other staff room |
| E2.7 | Add windows to the hallway from the classrooms | | \$13,800 | 500 ea x 20. For supervision of students doing group work in h |
| E2.9 | Improve the acoustics in the classrooms | | \$41,400 | allowance for "a few rooms", pending acoustic study. |
| E2.11 | Strengthen community between K-2 and 3-5. Staff and students | | \$0 | what does this look like? Discuss with BDC |
| E2.12 | Improve Single-Occupant restrooms for community and student needs | X | \$117,300 | 400sf ea heavy redmoel |
| E2.13 | Reconfigure storage to make more efficient and functional in classrooms | X | \$48,300 | allowance |
| E2.15 | Remodel all other student restrooms | X | \$41,400 | |
| E2.14 | Staff Wellness Room | | \$13,800 | light remodel allowance |
| Infrastructure, Access, & Safety | | | | |
| E3.1 | New bleachers in the gym | | \$110,400 | 500 seat |
| E3.2 | Adequately sized covered play area so students do not need the gym on rainy days | X | \$690,000 | 5000sf covered play |
| E3.3 | New, more secure doors for lockdown | X | \$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 | \$703,800 | Admin remodel/Addition to include security vestibule, health room with accessible restroom, functional workroom/office space |
| E3.5 | Fix the safety issues at the K-2 building: students who bolt can run straight to the street | X | \$34,500 | |
| E3.7 | Roof upgrades - reframe to eliminate the "well" area | X | \$132,654 | per assessment report |
| E3.8 | Exterior improvements- siding, trim, window replacement in the gym building, | X | \$521,092 | does not include roof well, match appearance to other building; |
| E3.9 | Interior improvements - replace broken/damaged ceilings, flooring, walls, general interior refresh with paint and color | X | \$255,300 | per assessment report + 15k for paint throughout |
| E3.10 | HVAC upgrades | X | \$462,815 | |
| E3.11 | Investigate kitchen layout and space - expand or remodel | | \$207,000 | minor remodel |
| E3.13 | Replace flooring at entry to gym/commons building | | \$20,700 | |
| E3.14 | Repave dropoff lane | | \$51,391 | \$3.80/sf x 9,800sf |
| E3.15 | LED lighting replacement | | \$103,500 | Does not include energy incentive \$ |
| SubTotal | | | \$3,531,561 | |
| Total 2022 Construction Start*** | | | \$3,761,112 | |
| Total 2023 Construction Start | | | \$4,005,585 | |

*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 | | Project Budget** | Notes |
|--|------------------|------------------|--------------------------------|
| Building Community & Supporting Students | | | |
| Infrastructure, Access, & Safety | | | |
| E3.6 | Seismic upgrades | X | \$1,666,350 |
| | | | Pending approved seismic funds |
| SubTotal | | \$1,666,350 | |
| Total 2022 Construction Start*** | | \$1,774,663 | |
| Total 2023 Construction Start | | \$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

2021 Bond Planning Committee

CTE, STEAM Programs, and Capacity Needs

| | | | Project Budget** | Notes |
|------|--|---|------------------|---|
| M1.1 | New STEM, Dining, and Performing Arts Building with Main Entry | X | \$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 | | \$17,109,378 | Traditional Construction |

Building Community & Supporting Students

| | | | | |
|-------|--|---|-------------|--------------------------------|
| M2.1 | Remodel to make existing classrooms larger with added storage and staff restrooms | X | \$1,104,000 | 4000sf remodel |
| M2.2 | Improve counseling services - places students can decompress with a counselor | X | \$13,800 | 500sf remodel |
| M2.3 | Provide a student-owned gathering spaces throughout existing building & Spaces to highlight student work | | \$69,000 | allowance |
| M2.4 | Outdoor learning and gathering spaces for students | X | \$48,300 | allowance, create covered area |
| M2.5 | Replace Worn & Inflexible classroom furniture | X | \$150,000 | allowance, no markups |
| M2.6 | Private office and storage for all teachers within their classroom | | \$248,400 | 100sf x 12 = 1200sf remodel |
| M2.7 | Exterior building refresh | X | \$34,500 | allowance |
| M2.9 | Reduce crowding in the hallway by moving or re-arranging lockers | X | \$13,800 | allowance |
| M2.10 | Staff wellness room | | \$13,800 | light remodel allowance |

Infrastructure, Access, & Safety

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

| | | | |
|--------------------------------------|---------------------|--|--------|
| SubTotal | \$13,734,237 | | #NAME? |
| Total 2023 Construction Start** | \$14,626,962 | | |
| Total 2024 Construction Start | \$15,577,715 | | |

*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 High School

2021 Bond Planning Committee

CTE, STEAM Programs, and Capacity Needs

| | | | Project Budget** |
|-------|--|---|------------------|
| H1.1 | Add more CTE elective spaces, supplement what will be offered by the Willamette Career Academy | X | \$4,574,700 |
| H1.2 | Add music & performing arts spaces | X | \$2,815,200 |
| H1.3 | Upgrade science labs ventilation/plumbing/electrical | X | \$345,000 |
| H1.4 | Provide spaces for student break-out small group project work | X | \$48,300 |
| H1.5 | Add Outdoor classroom | X | \$158,700 |
| H1.6 | New culinary arts lab | | \$1,407,600 |
| H1.7 | Update the existing CTE rooms | X | \$131,100 |
| H1.8 | Increase the size of the commons and kitchen to serve the HS population | X | \$2,111,400 |
| H1.9 | Add a student store/cafe (that partners with the Business CTE program) | X | \$220,800 |
| H1.10 | Add 2 new science labs + student toilets | X | \$2,850,390 |
| H1.11 | Convert existing science labs to 3 classrooms, create connection to South Wing | X | \$931,500 |

Notes

6500sf New Construction
 New Construction: 1800sf Band, + 1400sf Choir, + Stor
 OR build new - see below
 remodel allowance
 2000sf new construction
 remodel allowance
 3000sf addition, MS will have its own - revisit
 800sf remodel
 3200sf Labs & Storage + 850sf Restrooms

Building Community & Supporting Students

| | | | |
|-------|--|---|-------------|
| H2.1 | Add a college/career pathways center with computers for students | X | \$841,800 |
| H2.2 | Relocate counseling to be closer to where students gather and not in the admin area, make more welcoming | | \$224,250 |
| H2.4 | Provide a place for homeless youth to access the things they need independently | X | \$20,700 |
| H2.5 | Remodel Existing Courtyard to be a Student Center | | \$2,111,400 |
| H2.6 | Remodel Student Restrooms | X | \$207,000 |
| H2.8 | Replace Worn & Inflexible classroom furniture | | \$250,000 |
| H2.9 | Update library to have more collaborative spaces | X | \$6,900 |
| H2.10 | Add places to exhibit student work and highlight our culture and history | | \$34,500 |
| H2.12 | Lockers for students, currently sharing | X | \$20,700 |
| H2.13 | Increase opportunities for dining areas throughout school | | \$34,500 |
| H2.14 | Remodel locker rooms | X | \$1,035,000 |
| H2.15 | Staff Wellness Room | | \$13,800 |

1200sf addition
 650sf remodel
 allowance
 3000sf New Construction
 1200sf heavy remodel
 allowance, no markup
 allowance - reduced
 allowance
 allowance
 allowance
 heavy remodel
 light Remodel allowance

Infrastructure, Access, & Safety

| | | | |
|-------|---|---|-------------|
| H3.1 | Replace Roof | X | \$2,864,861 |
| H3.2 | ADA access to the gym mezzanine, remodel for weightlifting & high need students | X | \$89,700 |
| H3.3 | Replace outdated tech equipment | X | \$41,400 |
| H3.6 | Seismic Upgrades | X | \$2,314,950 |
| H3.7 | Exterior Improvements - replace single pane windows, replace damaged doors, repair walls, repaint | X | \$207,000 |
| H3.8 | Major Interior Improvements - replace damaged flooring, ceiling, and wall surfaces. Pest Management, New Paint and refresh throughout | X | \$653,397 |
| H3.9 | Resurface and restripe driveways and parking lots | | \$325,128 |
| H3.10 | Security vestibule | X | \$703,800 |
| H3.11 | Safety and Intrusion hardening | X | \$552,000 |
| H3.12 | Major HVAC and plumbing in main building | X | \$285,660 |
| H3.13 | Add Air Conditioning building-wide (except classrooms, library, admin) | X | \$1,035,690 |
| H3.14 | HVAC and ventilation upgrades in CTE building | X | \$80,040 |

allowance
 per assessment report
 Tie all three schools together, Exterior entry refresh. Doesn't include roof
 \$3.80/sf x 62,000sf
 1000sf addition including admin area remodel to include health room and accessible toilet and staff break room
 allowance
 per assessment report
 \$19/sf x 39,500sf
 per assessment report

SubTotal

| |
|--------------|
| \$25,147,688 |
| \$26,782,287 |
| \$28,523,136 |

Total 2023 Construction Start***

Total 2024 Construction Start

*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 & Fm Budget (10%) + Design & Construction Contingency (8%) + Permits, Fees, Furniture, & Equipment (14%)

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

Other Projects / Properties

2021 Bond Planning Committee

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

SubTotal
Total 2023 Construction Start***
Total 2024 Construction Start

| | |
|-----------|--|
| \$703,800 | |
| \$749,547 | |
| \$798,268 | |

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

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

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

Gervais School District

Bond Option C (items had majority survey response with "high" and "medium" priority within 10%)

Bond Estimate Summary

Last Edited: October 12, 2021

| Project | Total Budget | Consider for May 2022 Bond* | Future Consideration |
|---|--------------|--------------------------------|-------------------------|
| GERVAIS ELEMENTARY SCHOOL | | | |
| Additions and Upgrades to the existing building. | \$4,441,694 | X | |
| Seismic | | | |
| Elementary Seismic Upgrades | \$1,890,016 | X | |
| GERVAIS MIDDLE SCHOOL | | | |
| New 24,310sf STEM, classroom, and admin Addition. Upgrade and remodel the existing building. | \$15,796,847 | X | |
| GERVAIS HIGH SCHOOL | | | |
| Additions and Upgrades to the existing building. | \$33,130,641 | X | |
| MISCELLANEOUS PROJECTS | | | |
| Scoreboards | \$2,676,544 | X | |
| TOTAL** | | \$57,935,743 | \$0 |

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

** Cost estimates escalation to a 2024 construction start

Gervais Elementary School

2021 Bond Planning Committee

| CTE, STEAM Programs, and Capacity Needs | | | Project Budget** | Notes |
|---|---|---|------------------|--|
| E1.1 | Library Remodel to support STEM | X | \$48,300 | allowance |
| E1.2 | Performance and presentation space with stage and risers | | \$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 | furniture, no markups |
| E2.2 | Prioritize student wellbeing | X | \$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 | \$276,000 | 1000sf heavy remodel |
| E2.4 | Provide a designated large conference room / gathering space for teachers | | \$41,400 | 250sf remodel |
| E2.5 | Upgrade the staff room | | \$103,500 | heavy remodel, incl. kitchen |
| E2.6 | Add a staff room to the K-2 building | | \$20,700 | light remodel, can be incorporated into other staff room |
| E2.7 | Add windows to the hallway from the classrooms | X | \$13,800 | 500 ea x 20. For supervision of students doing group work in h |
| E2.9 | Improve the acoustics in the classrooms | | \$41,400 | allowance for "a few rooms", pending acoustic study. |
| E2.11 | Strengthen community between K-2 and 3-5. Staff and students | | \$0 | what does this look like? Discuss with BDC |
| E2.12 | Improve Single-Occupant restrooms for community and student needs | X | \$117,300 | 400sf ea heavy redmoel |
| E2.13 | Reconfigure storage to make more efficient and functional in classrooms | X | \$48,300 | allowance |
| E2.15 | Remodel all other student restrooms | X | \$41,400 | |
| E2.14 | Staff Wellness Room | | \$13,800 | light remodel allowance |
| Infrastructure, Access, & Safety | | | | |
| E3.1 | New bleachers in the gym | | \$110,400 | 500 seat |
| E3.2 | Adequately sized covered play area so students do not need the gym on rainy days | X | \$690,000 | 5000sf covered play |
| E3.3 | New, more secure doors for lockdown | X | \$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 | \$703,800 | Admin remodel/Addition to include security vestibule, health room with accessible restroom, functional workroom/office space |
| E3.5 | Fix the safety issues at the K-2 building: students who bolt can run straight to the street | X | \$34,500 | |
| E3.7 | Roof upgrades - reframe to eliminate the "well" area | X | \$132,654 | per assessment report |
| E3.8 | Exterior improvements- siding, trim, window replacement in the gym building, | X | \$521,092 | does not include roof well, match appearance to other building; |
| E3.9 | Interior improvements - replace broken/damaged ceilings, flooring, walls, general interior refresh with paint and color | X | \$255,300 | per assessment report + 15k for paint throughout |
| E3.10 | HVAC upgrades | X | \$462,815 | |
| E3.11 | Investigate kitchen layout and space - expand or remodel | | \$207,000 | minor remodel |
| E3.13 | Replace flooring at entry to gym/commons building | X | \$20,700 | |
| E3.14 | Repave dropoff lane | | \$51,391 | \$3.80/sf x 9,800sf |
| E3.15 | LED lighting replacement | | \$103,500 | Does not include energy incentive \$ |
| SubTotal | | | \$3,916,061 | |
| Total 2022 Construction Start*** | | | \$4,170,605 | |
| Total 2023 Construction Start | | | \$4,441,694 | |

*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 | | Project Budget** | Notes |
|--|------------------|------------------|--------------------------------|
| Building Community & Supporting Students | | | |
| Infrastructure, Access, & Safety | | | |
| E3.6 | Seismic upgrades | X | \$1,666,350 |
| | | | Pending approved seismic funds |
| SubTotal | | \$1,666,350 | |
| Total 2022 Construction Start*** | | \$1,774,663 | |
| Total 2023 Construction Start | | \$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

2021 Bond Planning Committee

CTE, STEAM Programs, and Capacity Needs

| | | | Project Budget** | Notes |
|------|--|---|------------------|---|
| M1.1 | New STEM, Dining, and Performing Arts Building with Main Entry | X | \$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 | | \$17,109,378 | Traditional Construction |

Building Community & Supporting Students

| | | | | |
|-------|--|---|-------------|--------------------------------|
| M2.1 | Remodel to make existing classrooms larger with added storage and staff restrooms | X | \$1,104,000 | 4000sf remodel |
| M2.2 | Improve counseling services - places students can decompress with a counselor | X | \$13,800 | 500sf remodel |
| M2.3 | Provide a student-owned gathering spaces throughout existing building & Spaces to highlight student work | X | \$69,000 | allowance |
| M2.4 | Outdoor learning and gathering spaces for students | X | \$48,300 | allowance, create covered area |
| M2.5 | Replace Worn & Inflexible classroom furniture | X | \$150,000 | allowance, no markups |
| M2.6 | Private office and storage for all teachers within their classroom | | \$248,400 | 100sf x 12 = 1200sf remodel |
| M2.7 | Exterior building refresh | X | \$34,500 | allowance |
| M2.9 | Reduce crowding in the hallway by moving or re-arranging lockers | X | \$13,800 | allowance |
| M2.10 | Staff wellness room | | \$13,800 | light remodel allowance |

Infrastructure, Access, & Safety

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

| | | | |
|--------------------------------------|---------------------|--|--------|
| SubTotal | \$13,927,437 | | #NAME? |
| Total 2023 Construction Start** | \$14,832,720 | | |
| Total 2024 Construction Start | \$15,796,847 | | |

*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 High School

2021 Bond Planning Committee

CTE, STEAM Programs, and Capacity Needs

| | | | Project Budget** |
|-------|--|---|------------------|
| H1.1 | Add more CTE elective spaces, supplement what will be offered by the Willamette Career Academy | X | \$4,574,700 |
| H1.2 | Add music & performing arts spaces | X | \$2,815,200 |
| H1.3 | Upgrade science labs ventilation/plumbing/electrical | X | \$345,000 |
| H1.4 | Provide spaces for student break-out small group project work | X | \$48,300 |
| H1.5 | Add Outdoor classroom | X | \$158,700 |
| H1.6 | New culinary arts lab | X | \$1,407,600 |
| H1.7 | Update the existing CTE rooms | X | \$131,100 |
| H1.8 | Increase the size of the commons and kitchen to serve the HS population | X | \$2,111,400 |
| H1.9 | Add a student store/cafe (that partners with the Business CTE program) | X | \$220,800 |
| H1.10 | Add 2 new science labs + student toilets | X | \$2,850,390 |
| H1.11 | Convert existing science labs to 3 classrooms, create connection to South Wing | X | \$931,500 |

Notes

6500sf New Construction
 New Construction: 1800sf Band, + 1400sf Choir, + Stor
 OR build new - see below
 remodel allowance
 2000sf new construction
 remodel allowance
 3000sf addition, MS will have its own - revisit
 800sf remodel
 3200sf Labs & Storage + 850sf Restrooms

Building Community & Supporting Students

| | | | |
|-------|--|---|-------------|
| H2.1 | Add a college/career pathways center with computers for students | X | \$841,800 |
| H2.2 | Relocate counseling to be closer to where students gather and not in the admin area, make more welcoming | X | \$224,250 |
| H2.4 | Provide a place for homeless youth to access the things they need independently | X | \$20,700 |
| H2.5 | Remodel Existing Courtyard to be a Student Center | X | \$2,111,400 |
| H2.6 | Remodel Student Restrooms | X | \$207,000 |
| H2.8 | Replace Worn & Inflexible classroom furniture | X | \$250,000 |
| H2.9 | Update library to have more collaborative spaces | X | \$6,900 |
| H2.10 | Add places to exhibit student work and highlight our culture and history | X | \$34,500 |
| H2.12 | Lockers for students, currently sharing | X | \$20,700 |
| H2.13 | Increase opportunities for dining areas throughout school | X | \$34,500 |
| H2.14 | Remodel locker rooms | X | \$1,035,000 |
| H2.15 | Staff Wellness Room | | \$13,800 |

1200sf addition
 650sf remodel
 allowance
 3000sf New Construction
 1200sf heavy remodel
 allowance, no markup
 allowance - reduced
 allowance
 allowance
 allowance
 heavy remodel
 light Remodel allowance

Infrastructure, Access, & Safety

| | | | |
|-------|---|---|-------------|
| H3.1 | Replace Roof | X | \$2,864,861 |
| H3.2 | ADA access to the gym mezzanine, remodel for weightlifting & high need students | X | \$89,700 |
| H3.3 | Replace outdated tech equipment | X | \$41,400 |
| H3.6 | Seismic Upgrades | X | \$2,314,950 |
| H3.7 | Exterior Improvements - replace single pane windows, replace damaged doors, repair walls, repaint | X | \$207,000 |
| H3.8 | Major Interior Improvements - replace damaged flooring, ceiling, and wall surfaces. Pest Management, New Paint and refresh throughout | X | \$653,397 |
| H3.9 | Resurface and restripe driveways and parking lots | | \$325,128 |
| H3.10 | Security vestibule | X | \$703,800 |
| H3.11 | Safety and Intrusion hardening | X | \$552,000 |
| H3.12 | Major HVAC and plumbing in main building | X | \$285,660 |
| H3.13 | Add Air Conditioning building-wide (except classrooms, library, admin) | X | \$1,035,690 |
| H3.14 | HVAC and ventilation upgrades in CTE building | X | \$80,040 |

allowance
 per assessment report
 Tie all three schools together, Exterior entry refresh. Doesn't include roof
 \$3.80/sf x 62,000sf
 1000sf addition including admin area remodel to include health room and accessible toilet and staff break room
 allowance
 per assessment report
 \$19/sf x 39,500sf
 per assessment report

SubTotal

| | |
|---------------------|--|
| \$29,209,938 | |
| \$31,108,584 | |
| \$33,130,641 | |

Total 2023 Construction Start***

Total 2024 Construction Start

*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 (10%) + Design & Construction Contingency (8%) + Permits, Fees, Furniture, & Equipment (14%)
 *** Rates based on 6.5% per year assumed escalation

Other Projects / Properities

2021 Bond Planning Committee

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

SubTotal
Total 2023 Construction Start***
Total 2024 Construction Start

| | |
|--------------------|--|
| \$2,359,800 | |
| \$2,513,187 | |
| \$2,676,544 | |

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**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