



PRE-BOND PLANNING COMMITTEE

MEETING #5

GERVAIS SCHOOL DISTRICT
NOVEMBER 2021

AGENDA

6:00 Welcome

6:05 Updates from Last Meeting

\$/sf costs from Modern Building Systems,
Exterior Window Replacement Count
Possible Construction Schedule

6:15 Community Survey Results & Outreach Feedback

6:30 Community Presentation

7:00 December 9th Board Presentation

7:25 Next Steps



UPDATES FROM LAST MEETING

Costs for Prefab Manufactured Structure adjusted to \$350/sf per Modern Building Systems.

Accurate square-footage account of all replaced windows.

Gervais School District COMBINED INPUT

Bond Estimate Summary

Last Edited: November 4, 2021

Project	Budget	
	Definitely Include in May 2022 Bond	Include if More Funding is Available
GERVAIS ELEMENTARY SCHOOL		
Additions and Upgrades to the existing building.	\$3,076,616	\$537,849
GERVAIS MIDDLE SCHOOL		
New STEM, classroom, and admin Addition, new Multipurpose Building. Upgrades to the existing building.	\$18,373,039	\$183,132
GERVAIS HIGH SCHOOL		
Additions and Upgrades to the existing building.	\$10,220,066	\$23,478
MISCELLANEOUS PROJECTS		
Field Lighting, Bleachers, etc.	\$1,220,880	\$1,494,795
Elementary & High School Seismic Upgrades		\$4,515,690
Middle School Building Loan Consolidation	\$2,000,000	
TOTAL**	\$34,890,600	\$6,754,945



GERVAIS 2022 BOND PROJECT MASTER PLAN SCHEDULE

Last Updated: November 3, 2021

		2022							2023												2024												
		J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	
Elementary School																																	
	Planning & Programming																																
	Design & Documentation																																
	Land Use & Permitting																																
	Bidding																																
	Construction - Covered Play																																
	Construction - Remodel																																
	Closeout																																
High School																																	
	Planning & Programming																																
	Design & Documentation																																
	Land Use & Permitting																																
	Bidding																																
	Construction - New Addition																																
	Construction - Remodel																																
	Closeout																																
Middle School - New Multipurpose Bldg & Gym Remodel																																	
	Planning & Programming																																
	Design & Documentation																																
	Land Use & Permitting																																
	Bidding																																
	Construction - New Building																																
	Construction - Gym Remodel																																
	Closeout																																
Middle School - New Classroom Building																																	
	Planning & Programming																																
	Design & Documentation																																
	Land Use & Permitting																																
	Bidding																																
	Construction - Demo 8th-Grade																																
	Construction - New Building																																
	Construction - Remodel Existing																																
	Closeout																																
Other Site Projects																																	
	Planning & Programming																																
	Design & Documentation																																
	Land Use & Permitting																																
	Bidding																																
	Construction																																
	Closeout																																



UPDATES FROM LAST MEETING

MAJOR SCHEDULE CONSIDERATIONS

Bidding Time: in the fall or early winter for the most favorable results

Displaced 8th-grade classrooms: High School addition and new Multipurpose Building completed first, providing 2 new classrooms + 1 new music classroom and 1 new stage. In Summer, 2023, move the Middle School library to the new stage to free up a classroom in the main middle school building, and move one middle school class to the music room. Move two more middle school classes to the High School. In total, 4 middle school classes have moved out, freeing up the 8th-grade building for demo.

Working around the School Year: Remodel primarily in the summer, additions and new buildings can be constructed on occupied sites





Community Survey & Feedback



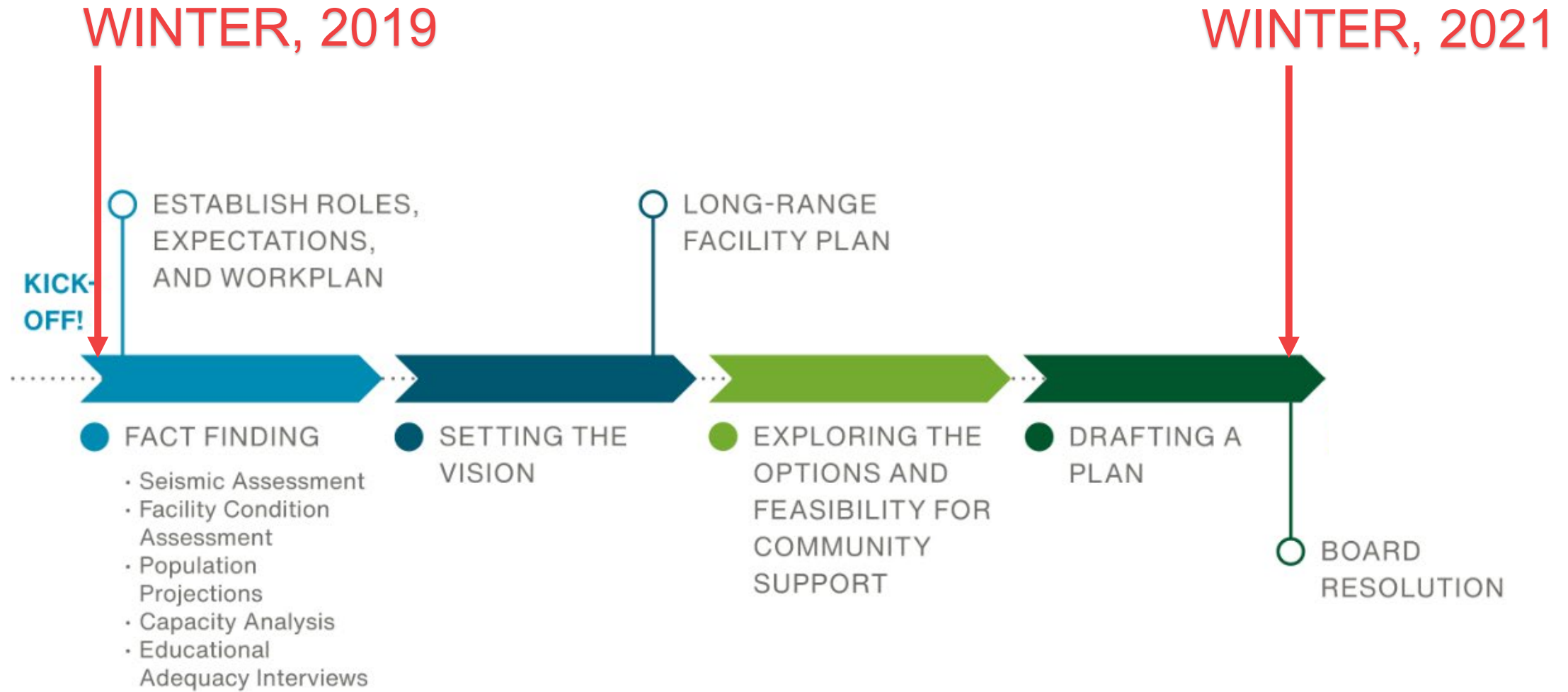
Community Presentation



MAKING A PLAN FOR CAPITAL IMPROVEMENTS

GERVAIS SCHOOL DISTRICT
DECEMBER 2021

TIMELINE



GATHERING THE FACTS

Between Winter 2019 and Winter 2020, the District hired Architects and Engineers to do:

1. Facility Condition Assessments
2. Seismic Evaluations
3. Population Projections & Capacity Analysis
4. Educational Adequacy Assessments

100% of this work was funded by Grants from the Department of Education



ESTABLISHED 1834

LONG-RANGE PLANNING

In Spring 2021, a Community-led committee developed the long-term vision for school facilities, reviewed the needs of the current schools, and prioritized improvements for the next 10 years.

The District hired Architects and Educational Planners to Assist with this effort.

100% of this work was funded by Grants from the Department of Education



LONG-RANGE FACILITY PLAN

Gervais School District



LONG-RANGE COMMUNITY VISION

Guiding Principles

1 Our schools will be safe and secure for all our students and teachers.

2 All our students will have the resources they need to reach their full potential. Our students will be prepared for their future and will thrive.

3 Our schools will draw people in. Students come back to Amity to send their kids to our schools. Our schools grow the community.

4 Our school buildings will be safe in a natural disaster.

5 Our school buildings will provide space for future growth and will have the quality our students and community deserve.



LONG-RANGE PLAN

KEY TAKEAWAYS

The Middle School capacity does not fit the current or projected population. It lacks a place for student dining, electives, and science labs. A future additional should be considered that emphasizes STEM and student wellbeing.

The High School has much-needed infrastructure upgrades including a new roof. There is also a need to add classrooms to support the current and future student population.

The Elementary School has infrastructure concerns and lacks adequate outdoor play structures.

<https://www.gervais.k12.or.us/gsd-long-range-facility-planning/>

CONSIDERING CAPITAL IMPROVEMENTS

The Long-Range Facility Plan included a comprehensive list of 119 projects covering all District-owned properties.

These projects were prioritized by the Community-Led Long-Range Planning Committee.

The Total Cost to do ALL 119 projects =

\$60,313,000



Gervais School District

ESTABLISHED 1834

CTE AND STEM EDUCATIONAL PROGRAM SUPPORT	Low Priority			Moderate Priority			High Priority		
Remodel the library to become a space for hands-on, project-based learning. It should be the central location to access mobile STE(A)M carts and supplies, and have all the components of a 21st-century learning lab for projects big and small.				•	•				•
New books for all grades		•	•						
More computers		•			•				
Performance and presentation space with stage and risers								•	•

BUILDING COMMUNITY AND SUPPORTING STUDENTS	Low Priority			Moderate Priority			High Priority		
More flexible and comfortable furniture in classrooms and library for individual and group work					•		•	•	•
Create gallery spaces for students to show off their work. Some installations should be permanent, others not.		•					•	•	•
Spaces like "calming corners" where students can de-escalate away from the classroom but still be within sight of teachers					•		•	•	•
Lighting upgrades, paint color in the classrooms. Make it look like a place where students think "this is a place for me"						•	•	•	
Provide a student counseling center					•		•	•	•
Add silent work spaces for students		•					•	•	•
Provide a designated large conference room / gathering space for teachers		•							•
Upgrade the staff room		•				•			
Add a staff room to the K-2 building					•				•
Add windows to the hallway from the classrooms								•	•
Larger workroom with multiple copiers		•							•
More student-owned spaces		•							•
Improve the acoustics in the classrooms					•	•			
Add a health room and nurse's office with accessible restroom								•	•
Private office and storage for all teachers within in their classrooms		•				•			
Strengthen community between K-2 and 3-5. Staff and students								•	•
Improve single-occupant restrooms for community and student needs					•				•
Increase overall storage								•	

BOND DEVELOPMENT COMMITTEE

Over a series of several meetings during the Summer and Fall of 2021, the Bond Development Committee went to work.

Their charge:

Align the scope of work needed for District facilities to a budget that can be supported by the community.



CONSIDERING CAPITAL IMPROVEMENTS

STEP 1: Consider ALL Funding Sources

Oregon School Capital
Improvement Matching
Grant (OSCIM)
Up To \$4 Million

CTE Revitalization
Grant
Up To \$125,000

Seismic Rehabilitation
Grant
Up To \$2.5 Million

Federal Funding for
HVAC upgrades
Up To \$336,000



CONSIDERING CAPITAL IMPROVEMENTS

STEP 2: Do the research.

What innovative solutions have neighboring Districts developed? What other options do we have?



CONSIDERING CAPITAL IMPROVEMENTS

STEP 3: Determine the *Absolute Needs*.

What projects should really be completed NOW v. in the future? How can we meet the needs of our students, teachers, and community, in the most cost-effective way?

CTE, STEAM Programs, and Capacity Needs		High Priority
E1.1	Library Remodel to support STEM	X
		X
E1.2	Performance and presentation space with stage and risers	
Building Community & Supporting Students		
E2.1	Replace Worn & Inflexible classroom furniture	X
		X
E2.2	Prioritize student wellbeing	
E2.3	Provide a student counseling center	X
E2.4	Provide a designated large conference room / gathering space for teachers	X
E2.5	Upgrade the staff room	X
E2.6	Add a staff room to the K-2 building	
E2.7	Add windows to the hallway from the classrooms	X
E2.8	Improve the acoustics in the classrooms	X
E2.11	Strengthen community between K-2 and 3-5. Staff and students	X
E2.12	Improve Single-Occupant restrooms for community and student needs	X
E2.13	Reconfigure storage to make more efficient and functional in classrooms	X
E2.14	Start wellness Room	X
Infrastructure, Access, & Safety		
E3.1	New bleachers in the gym	X
E3.2	Adequately sized covered play area so students do not need the gym on rainy days	X
E3.3	New, more secure doors for lockdown	X
E3.4	Improve accessibility & security at entry doors: Add a security vestibule and wheelchair accesss. Make a welcoming entry.	X
E3.5	Fix the safety issues at the K-2 building: students who bolt can run straight to the street	X
E3.6	Seismic upgrades	X
E3.7	Roof upgrades - reframe to eliminate the "well" area	X
E3.8	Exterior improvements- siding, trim, window replacement in the gym building,	X
E3.9	Interior improvements - replace broken/damaged ceilings, flooring, walls, general interior refresh with paint and color	X
E3.10	HVAC upgrades	
E3.11	Investigate kitchen layout and space - expand or remodel	X
E3.12	Safety and Intrusion hardening	X
E3.13	Replace flooring at entry to gym/commons building	X
E3.14	Repave dropoff lane	X
E3.15	LED lighting replacement	X

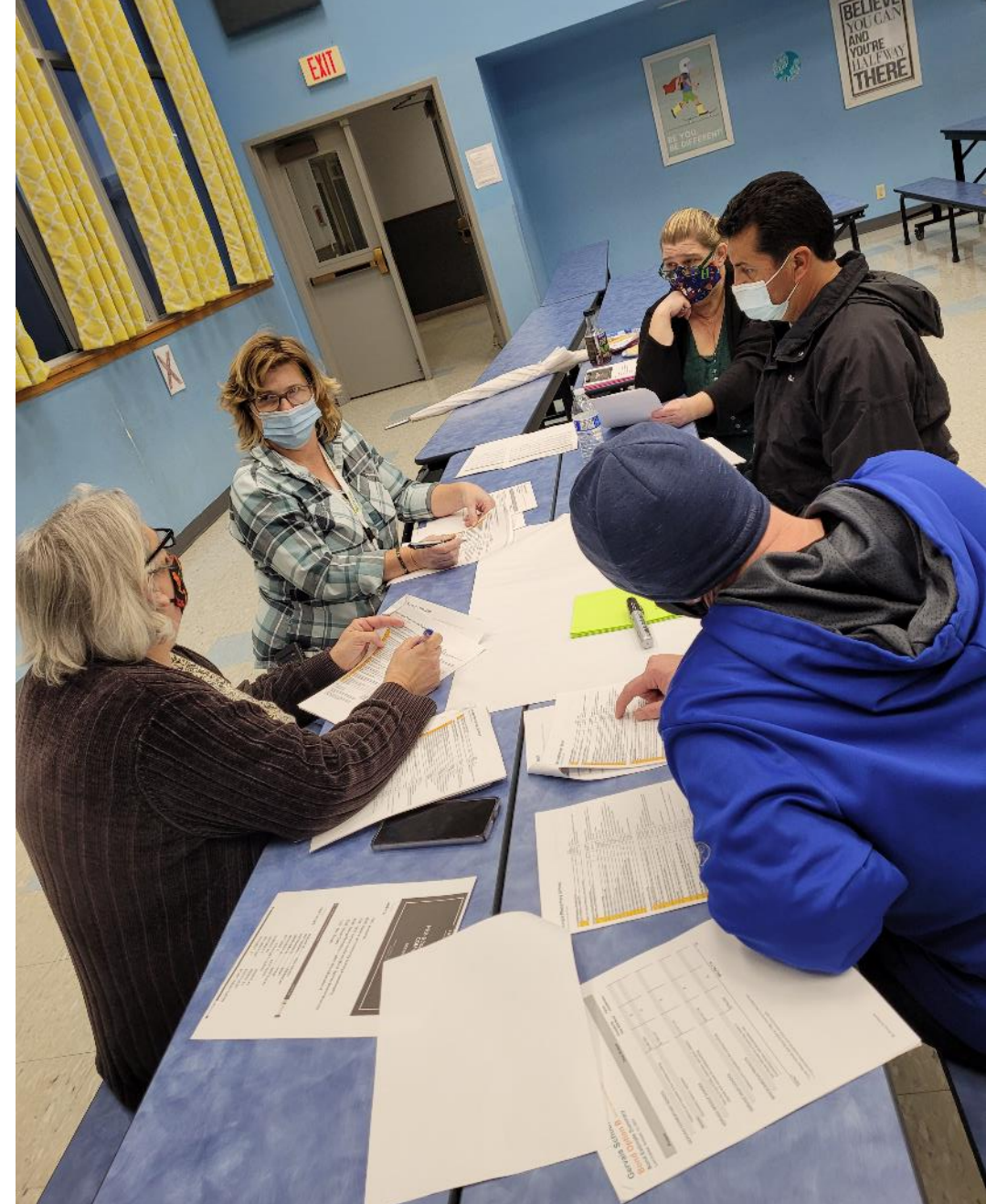


CONSIDERING CAPITAL IMPROVEMENTS

After several meetings, digital surveys, and various community outreach events, the Bond Development Committee gained enough information and feedback to reduce the total project list to 46 items and adjust the scope of work for each item on the priority list.

The total cost to do all 46 High-Priority projects =

\$35,000,000



WHAT THAT MEANS FOR VOTERS

In the State of Oregon, Capital Improvements are funded by property taxes and are based on a property's *Assessed Value*.

The average *Assessed Value of properties* within the City of Gervais is \$145,000.
The average *Real Market Value* is \$255,000.

The average *Assessed Value of properties* within the City of Gervais is \$210,000.
The average *Real Market Value* is \$520,000.

For the Average Homeowner in the Gervais School District, with an Assessed Property Value of \$210,000, the total tax burden to support the bond measure comes to **\$xx.xx per month.**



QUESTIONS?



Board Meeting Dec. 9th & 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~~

~~COMMUNITY SURVEY~~

NOVEMBER 30TH **BDC WRAP UP**

DECEMBER 9TH **BOARD PRESENTATION**

DECEMBER 16TH **BOARD ACTION**

