



Gervais School District Bond May 2022

The district has not passed a bond since 1990.

We currently have no local taxpayer money dedicated to school facilities, making us one of two districts in the Mid-Willamette Valley without funding to improve buildings.

GRANTS!!!

The district received a \$4 million grant from State of Oregon to go towards the bond.

*This grant is awarded only if a bond is passed.

The district also received an \$800,000 grant to fund and install artificial turf for a year-round football and soccer field, leaving about \$350,000 to fund (which may include use of bond dollars).

The district will be asking voters to consider a \$31 million bond.

The averaged assessed home value in City of Gervais is \$145,000.

The bond would cost this taxpayer **\$28 per month**.

The average assessed home value in the Gervais School District boundaries is \$210,000.

The bond would cost this taxpayer **\$37 per month**.

How did the district settle on the figure and what will the bond pay for? Look deeper into this packet for those answers.

Gervais School District

COMBINED INPUT

Bond Estimate Summary

Last Edited: March 6, 2022

	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
MISCELANEOUS PROJECTS		
Field Lighting, Bleachers, etc.	\$1,220,880	\$649,571
Elementary & High School Seismic Upgrades		\$2,625,674
Middle School Building Loan Consolidation	\$2,000,000	
TOTAL**	\$34,890,600	\$4,019,705

** Cost estimates escalation to a 2024 construction start

Gervais Elementary School

2021 Bond Planning Committee

"Safe, Warm, Dry" Solution

Red indicates Rejected

Building Replacement costs: \$65,457,940
Building Remodel costs: \$12,069,261

		Definitely Include in Bond	Include if More Funding is Available	Construction Budget*	Project Budget**	Notes
CTE, STEAM Programs, and Capacity Needs						
E1.1	Library Remodel to support STEM			\$35,000	\$48,300	allowance
E1.2	Performance and presentation space with stage and risers			\$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			\$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		\$65,000	\$89,700	1000sf light remodel, include chill-out for kids
E2.4	Provide a designated large conference room / gathering space for teachers			\$30,000	\$41,400	250sf remodel
E2.5	Upgrade the staff room		X	\$15,000	\$20,700	light remodel
E2.6	Add a staff room to the K-2 building			\$15,000	\$20,700	
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 ha
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				\$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 remodel
E2.13	Reconfigure storage to make more efficient and functional in classrooms		X	\$35,000	\$48,300	allowance
E2.15	Remodel all other student restrooms	X		\$30,000	\$41,400	
E2.14	Staff Wellness Room			\$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	4000sf covered play
E3.3	New, more secure doors for lockdown	X		\$30,000	\$41,400	replace hardware
E3.4	Improve accessibility & security at entry doors: Add a security vestibule and wheelchair access. Make a welcoming entry.	X		\$510,000	\$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		\$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- window replacement, trim / flashing, & paint.		X	\$84,100	\$116,058	Per District Facilities Department: replace approx 490sf of windows total @ 90\$/sf + window trim, flashing, seal & patch. (62,100+40,000)
E3.9	Interior improvements - replace broken/damaged ceilings, flooring, walls, general interior refresh with paint and color	X		\$125,000	\$172,500	allowance
E3.10	HVAC upgrades	X		\$335,373	\$462,815	
E3.11	Investigate kitchen layout and space - expand or remodel			\$150,000	\$207,000	minor remodel
E3.13	Replace flooring at entry to gym/commons building			\$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			\$75,000	\$103,500	done!
SubTotal				\$2,712,527	\$474,200	
	Total 2023 Construction Start***			\$2,888,841	\$505,023	
	Total 2024 Construction Start			\$3,076,616	\$537,849	

\$695,000 \$959,100 Costs of rejected projects in "Warm, Safe, Dry" Proposal

*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

"Complete the Middle School"

Red indicates Rejected

Connecting "wing" to High School: \$41,509,913

New Middle School: \$43,106,448

		Definitely Include in Bond	Include if More Funding is Available	Construction Budget*	Project Budget**	Notes
CTE, STEAM Programs, and Capacity Needs						
M1.1	New STEM, Dining, and Performing Arts Building with Main Entry. Include Outdoor student gathering space. Demo the 8th-grade building.	X		\$10,080,000	\$13,910,400	(9,800sf of MPP* @400/sf) + (17,600sf of preman @350/sf)
Building Community & Supporting Students						
M2.1	Remodel to make existing classrooms larger with added storage, new counseling, and staff restrooms	X		\$810,000	\$1,117,800	4000sf remodel (incl. culinary - check equipm & HVAC costs, possible grant)
M2.2	Improve counseling services - places students can decompress with a counselor			\$10,000	\$13,800	500sf remodel
M2.3	Provide a student-owned gathering spaces throughout existing building & Spaces to highlight student work			\$50,000	\$69,000	allowance
M2.4	Outdoor learning and gathering spaces for students		X	\$35,000	\$48,300	allowance
M2.5	Replace Worn & Inflexible classroom furniture	X		\$50,000	\$50,000	allowance, no markups
M2.6	Private office and storage for all teachers within their classroom			\$180,000	\$248,400	100sf x 12 = 1200sf remodel
M2.7	Exterior building refresh	X		\$25,000	\$34,500	allowance -entry canopy and paint
M2.9	Reduce crowding in the hallway by moving or re-arranging lockers	X		\$20,000	\$27,600	allowance - replace with benches, student display
M2.10	Staff wellness room			\$10,000	\$13,800	light remodel allowance
M2.11	Scoreboard in Gym		X	\$7,000	\$9,660	
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 Sealing
M3.3	Provide Restrooms and drinking fountains close to the 8th grade building			\$42,500	\$58,650	
M3.4	Covered walkway connections to the gym & north buildings	X		\$150,000	\$207,000	
M3.5	Remodel locker rooms to increase safety	X		\$60,000	\$82,800	
M3.6	Minor Parking Lot Repair			\$15,000	\$20,700	
M3.7	Interior improvements - replace damaged flooring in 8th grade building			\$7,000	\$9,660	
M3.8	Safety & Security Upgrades	X		\$65,000	\$89,700	Door Hardware in existing building, site fencing
M3.9	LED lighting replacement		X	\$75,000	\$103,500	already done
M3.10	New Parking, Sidewalks at the north & offsite improvements	X		\$350,000	\$483,000	25,000sf parking and walkways
SubTotal				\$16,198,760	\$161,460	
Total 2023 Construction Start**				\$17,251,679	\$171,955	
Total 2024 Construction Start				\$18,373,039	\$183,132	

*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.

\$314,500 \$434,010 Cost of rejected projects "Complete Middle School"

**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

Per Modern Building Systems, pre-manufactured school building cost is 250/sf + 100/sf for sitework, for total 350/sf. Costs based on Fall 2021 projects.

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

Remodel for a 21st Century Education

"Red" indicates Rejected

Remodel High School to New Middle School:

\$8,627,887

Build New High School: \$79,638,928

		Definitely Include in Bond	Include if More Funding is Available	Construction Budget*	Project Budget**	Notes
CTE, STEAM Programs, and Capacity Needs						
H1.1	Add more CTE elective spaces, supplement what will be offered by the Willamette Career Academy - Remodel existing Fitness/Computer lab area for Medical Pathways.	X		\$550,000	\$759,000	2700sf Remodel
H.12b	Minor Upgrade to existing performing arts spaces	X		\$150,000	\$207,000	
H1.3	Upgrade science labs ventilation/plumbing/electrical	X		\$150,000	\$207,000	
H1.4	Provide spaces for student break-out small group project work			\$35,000	\$48,300	remodel allowance
H1.5	Add Outdoor covered area in existing courtyard, demolish room that separates courtyards	X		\$115,000	\$158,700	
H1.6	New culinary arts lab--this space will be at the middle school to share			\$1,020,000	\$1,407,800	2000sf new construction
H1.7	Remodel Room 7 for business CTE and leadership, add a student store/cafe.	X		\$125,000	\$172,500	
H1.8	Increase the size of the commons and kitchen to serve the HS population			\$1,530,000	\$2,111,400	3000sf (MS will have its own, no need to expand)
H1.10	Add 2 new classrooms + student toilets & covered secured connection between N/S wings	X		\$1,558,000	\$2,150,040	3050sf new construction
H1.11	Convert existing science labs to 3 classrooms, create connection to South Wing			\$675,000	\$931,500	
Building Community & Supporting Students						
H2.1	Add a college/career pathways center with computers for students			\$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			\$162,500	\$224,250	650sf remodel
H2.4	Provide a place for homeless youth to access the things they need independently			\$15,000	\$20,700	allowance
H2.5	Remodel Existing Courtyard to be a Student Center			\$1,530,000	\$2,111,400	3000sf New Construction
H2.6	Remodel Student Restrooms	X		\$120,000	\$165,600	1200sf remodel
H2.8	Replace Worn & Inflexible classroom furniture	X		\$50,000	\$50,000	allowance, no markup
H2.9	update library to have more collaborative spaces	X		\$5,000	\$6,900	include with H2.4
H2.10	Add places to exhibit student work and highlight our culture and history			\$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			\$25,000	\$34,500	allowance
H2.14	Remodel locker rooms	X		\$437,500	\$603,750	2500sf remodel, maintain existing structural walls and mo:
H2.15	Staff Wellness Room			\$10,000	\$13,800	light Remodel allowance
Infrastructure, Access, & Safety						
H3.1	Replace Roof	X		\$1,950,000	\$2,691,000	could possibly use seismic grant for this
H3.2	ADA access to the gym mezzanine, remodel for weightlifting, fitness, & high need students	X		\$65,000	\$89,700	add a wall between upper area and gym
H3.3	Replace outdated tech equipment	X		\$30,000	\$41,400	allowance
H3.7	Exterior Improvements - replace single pane windows, replace damaged doors, repair walls, repaint	X		\$80,700	\$111,366	Per District Facilities Department: replace single-pane in rooms 20,21,18,8 (400sf total). Replace broken window in weight room, add an interior door to room 21.
H3.8	Major Interior Improvements - replace damaged flooring, ceiling, and wall surfaces, Pest Management, New Paint and refresh throughout	X		\$200,000	\$276,000	allowance
H3.9	Resurface and restripe driveways and parking lots			\$235,600	\$325,128	\$3.80/sf x 62,000sf
H3.10	Security vestibule	X		\$150,000	\$207,000	450sf new construction, 500sf remodel
H3.11	Safety and Intrusion hardening	X		\$200,000	\$276,000	allowance for door hardware, fences,
H3.12	Major HVAC and plumbing in main building	X		\$207,000	\$285,650	per assessment report
H3.13	Add Air Conditioning to Commons/Kitchen, Admin, and Gym	X		\$342,000	\$471,960	\$19/sf x 18,000sf
H3.14	HVAC and ventilation upgrades in CTE building	X		\$58,000	\$80,040	per assessment report
SubTotal						
Total 2023 Construction Start***		\$9,010,616	\$20,700			
Total 2024 Construction Start		\$9,596,306	\$22,046			
		\$10,220,066	\$23,478			

*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

\$5,873,100 \$8,104,878 Cost of rejected projects in "Remodel for 21st Cent."