



BOND PLANNING COMMITTEE

MEETING #1

GERVAIS SCHOOL DISTRICT
NOVEMBER 2022

AGENDA 5:30pm

Welcome & Intro's

The Committee's Charge

Brief Review of the Work To Date





INTRODUCTIONS



CHARGE OF THE COMMITTEE

What exactly are we doing here?

REPRESENT
YOUR
COMMUNITY



CONSIDER CURRENT AND FUTURE GENERATIONS



RELY ON THE PROJECT PRIORITIES DEVELOPED BY THE 2021 COMMUNITY-LED PROCESS



MAKE AN INFORMED
RECOMMENDATION TO
THE SCHOOL BOARD

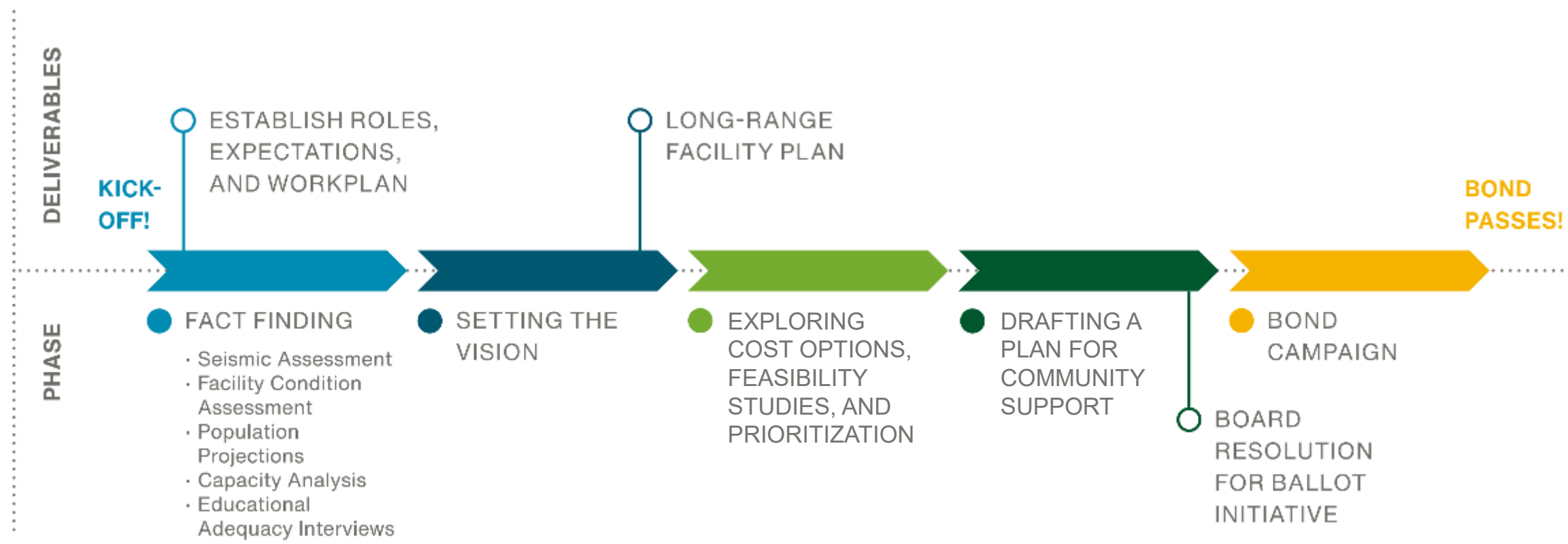




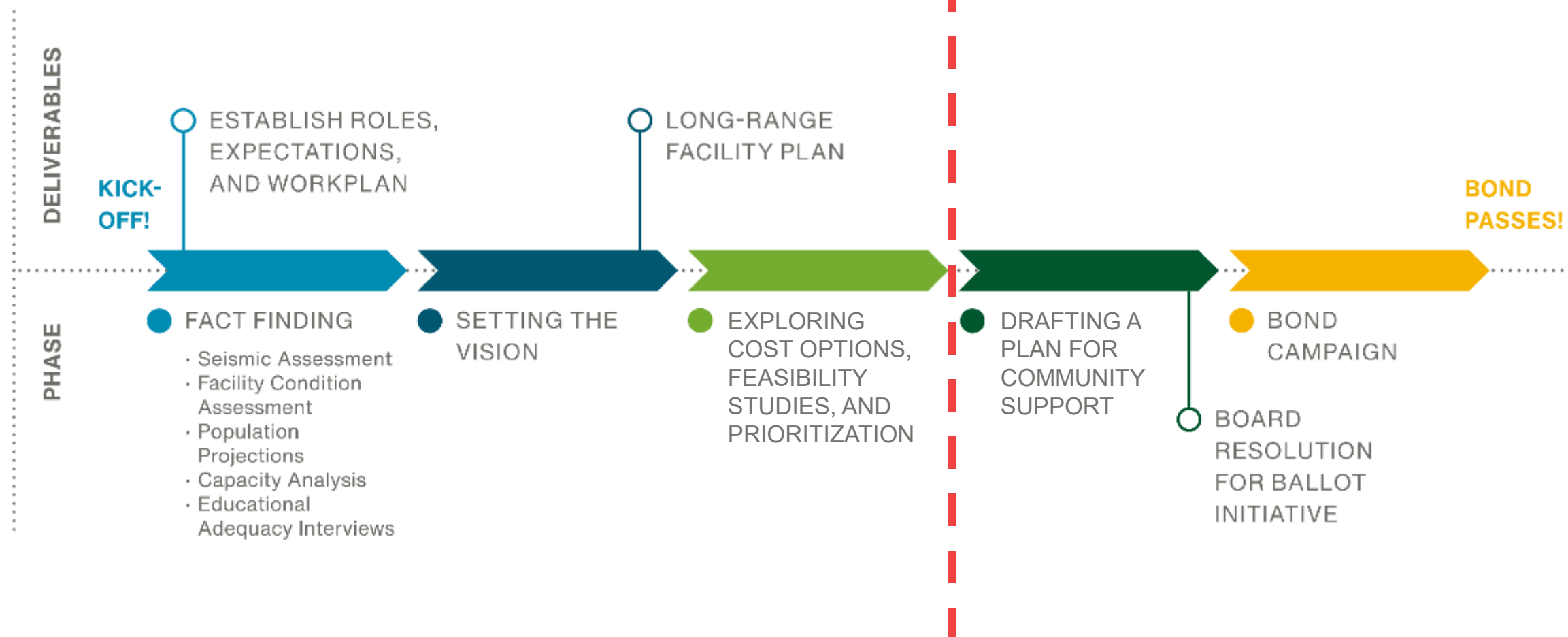
THE WORK TO DATE

How were the previous decisions made?

PROCESS



PROCESS



WINTER 2019 – 2020 GATHERING THE FACTS

The District hired Architects and Engineers to:

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



SPRING 2021 LONG-RANGE PLANNING

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.

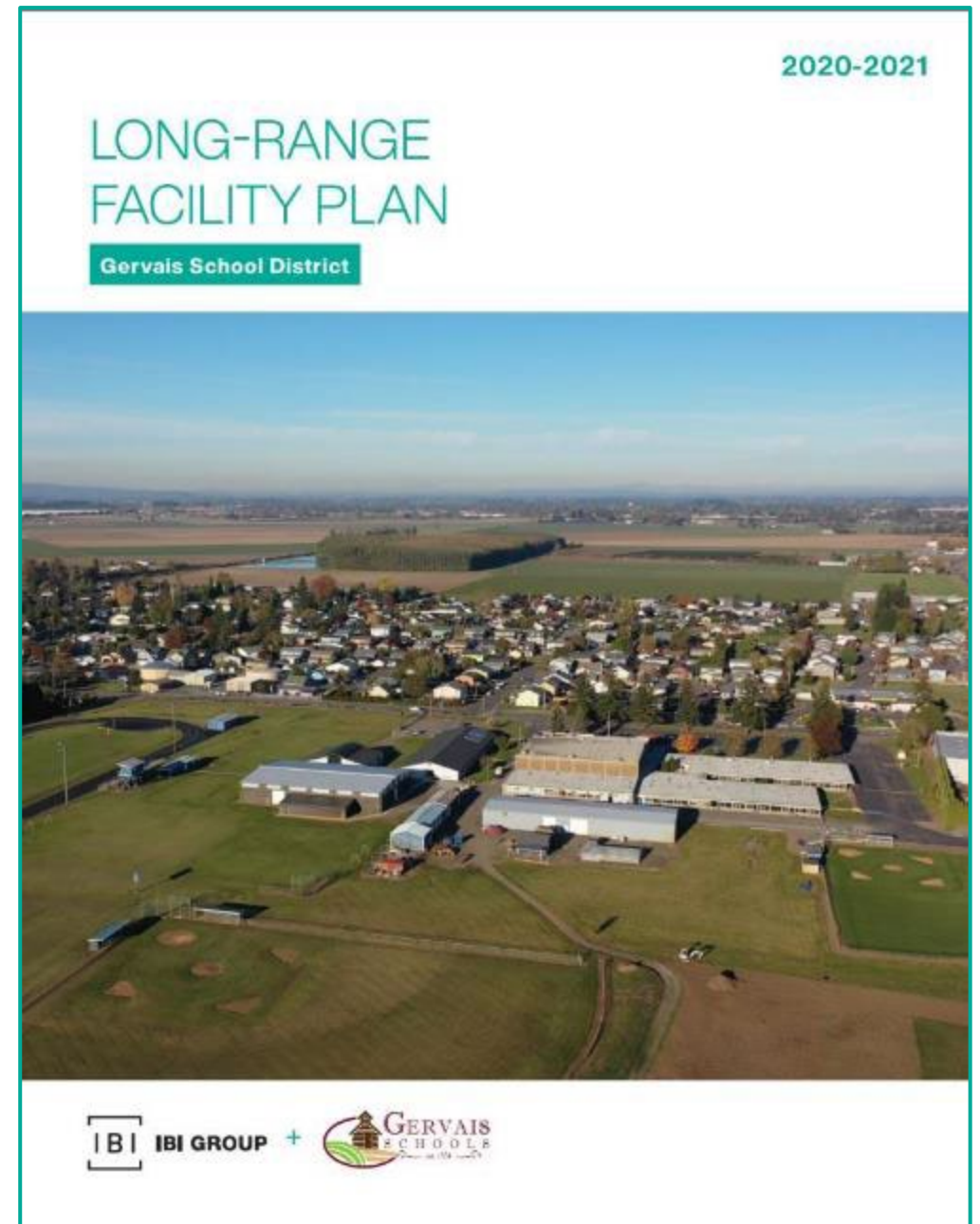
The District hired Architects and Educational Planners to Assist with this effort.

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



Gervais School District

EST. 1907



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

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									



SUMMER & FALL, 2021 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:

Think outside the box. Explore options to align the scope of work needed for District facilities to a budget that can be supported by the community.



Gervais School District

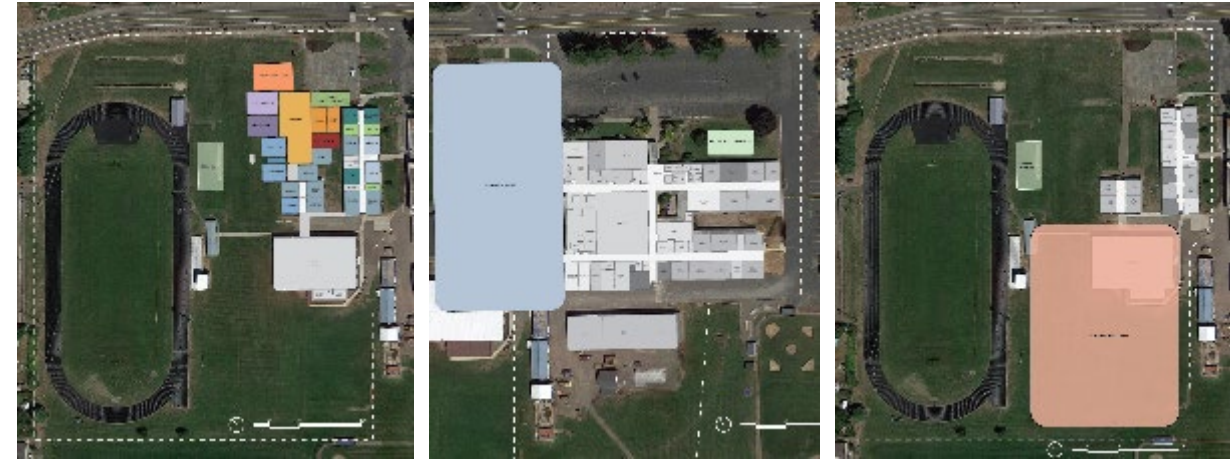
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BOND OPTION EXPLORATION



ELEMENTARY SCHOOL OPTIONS A, B, C



MIDDLE SCHOOL OPTIONS A, B, C



MIDDLE / HIGH SCHOOL OPTIONS A, B, C



HIGH SCHOOL OPTION A

COST ESTIMATE PROCESS

Gervais Middle School

2021 Bond Planning Committee

		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	\$89,000	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 Seating
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 2022 Construction Start**		\$17,251,679	\$171,955			
Total 2023 Construction Start		\$19,751,016	\$196,867			



COST ESTIMATE PROCESS

Construction Budget: The value paid to the general contractor to build the project as drawn in the construction documents by the design team. In the case of a competitively bid project, this is synonymous with the “bid price”.

Soft Costs: The costs paid to administer the project including, but not limited to: jurisdictional permits, site surveys & geotechnical analysis, special inspectors, project management, design services (architects and engineers), furniture fixtures & equipment, market volatility factor, and construction contingencies.

Project Budget = Construction Budget + Soft Cost

Typically, a project budget is about 62% Construction Cost, 38% Soft Cost depending on scale and complexity.

		Definitely Include in Bond	Include if More Funding is Available	Construction Budget*	Project Budget**	Notes
CTE, STEAM Programs, and Capacity Needs						
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				\$10,000	\$13,800	500sf remodel
				\$50,000	\$69,000	allowance
			X	\$35,000	\$48,300	allowance
		X		\$50,000	\$50,000	allowance, no markups
				\$180,000	\$248,400	100sf x 12 = 1200sf remodel
		X		\$25,000	\$34,500	allowance -entry canopy and paint
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		X		\$72,000	\$99,360	New 6000sf rubber gym flooring, \$12/sf
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COST ESTIMATE PROCESS

Gervais Middle School

2021 Bond Planning Committee

CTE, STEAM Programs, and Capacity Needs

M1.1 New STEM, Dining, and Performing Arts Building with Main Entry. Include student gathering space. Demo the 8th-grade building.

Building Community & Supporting Students

M2.1 Remodel to make existing classrooms larger with added storage, new co-staff restrooms

M2.2 Improve counseling services - places students can decompress with a counselor

M2.3 Provide a student-owned gathering spaces throughout existing building & highlight student work

M2.4 Outdoor learning and gathering spaces for students

M2.5 Replace Worn & Inflexible classroom furniture

M2.6 Private office and storage for all teachers within their classroom

M2.7 Exterior building refresh

M2.9 Reduce crowding in the hallway by moving or re-arranging lockers

M2.10 Staff wellness room

M2.11 Scoreboard in Gym

Infrastructure, Access, & Safety

M3.1 Fix the slippery gym floor (District is currently remodeling)

M3.2 Accessible bleachers

M3.3 Provide Restrooms and drinking fountains close to the 8th grade building

M3.4 Covered walkway connections to the gym & north buildings

M3.5 Remodel locker rooms to increase safety

M3.6 Minor Parking Lot Repair

M3.7 Interior improvements - replace damaged flooring in 8th grade building

M3.8 Safety & Security Upgrades

M3.9 LED lighting replacement

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SubTotal

Total 2022 Construction Start**

Total 2023 Construction Start

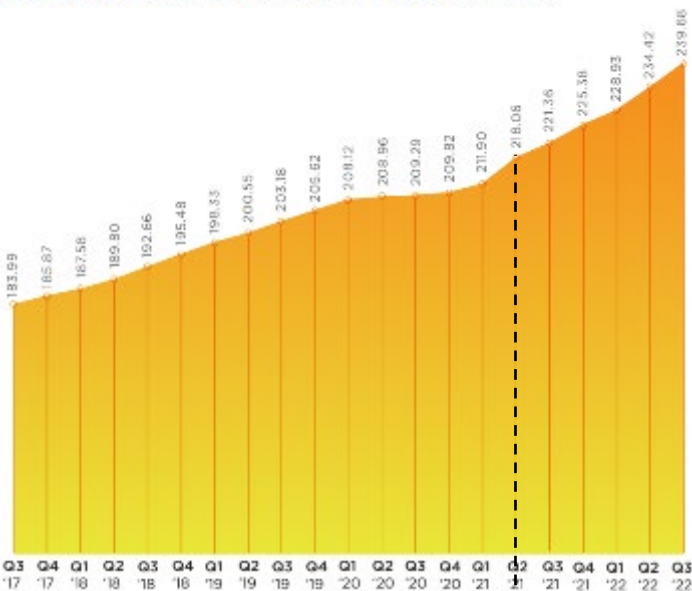
New 6000sf rubber gym flooring, \$12/sf
400 Seating
Door Hardware in existing building, site fencing already done
25,000sf parking and walkways

Escalation to Construction Start:
The Original costs for the May 2022 Bond were developed and current to Summer 2021 rates. For a May 2022 Bond, the earliest construction start date would be Summer 2023. A **6.5% per year escalation rate** was used to bring the Summer 2021 rates to a predicted 2023 cost.



COST ESTIMATE PROCESS

NATIONAL CONSTRUCTION COST INDEX



Actual
Escalation:
7.73%

Summer
2021

Gervais Middle School

2021 Bond Planning Committee

CTE, STEAM Programs, and Capacity Needs

M1.1 New STEM, Dining, and Performing Arts Building with Main Entry. Include student gathering space. Demo the 8th-grade building.

Building Community & Supporting Students

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FIRST DRAFT: SEPTEMBER 2021 BOND OPTIONS COST SUMMARY

		Consider for May 2022 Bond*	Future Consideration
GERVAIS ELEMENTARY SCHOOL			
OPTION A			
Additions and Upgrades to the existing building.	\$7,598,963	X	
OPTION B			
Option A + 4 new classrooms	\$12,069,261		X
OPTION C			
New Elementary School Building	\$65,457,940		X
GERVAIS MIDDLE SCHOOL			
OPTION A			
New 24,310sf STEM, classroom, and admin Addition. Upgrade and remodel the existing building.	\$23,065,073	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
MISCELLANEOUS PROJECTS			
OPTION A			
Field turf, field lighting, restrooms and concessions, field house upgrades, bleachers	\$4,460,907	X	
TOTAL**		\$55,842,524	\$250,410,376



CONSIDERING CAPITAL IMPROVEMENTS

STEP 3: Determine the *Absolute Needs*.

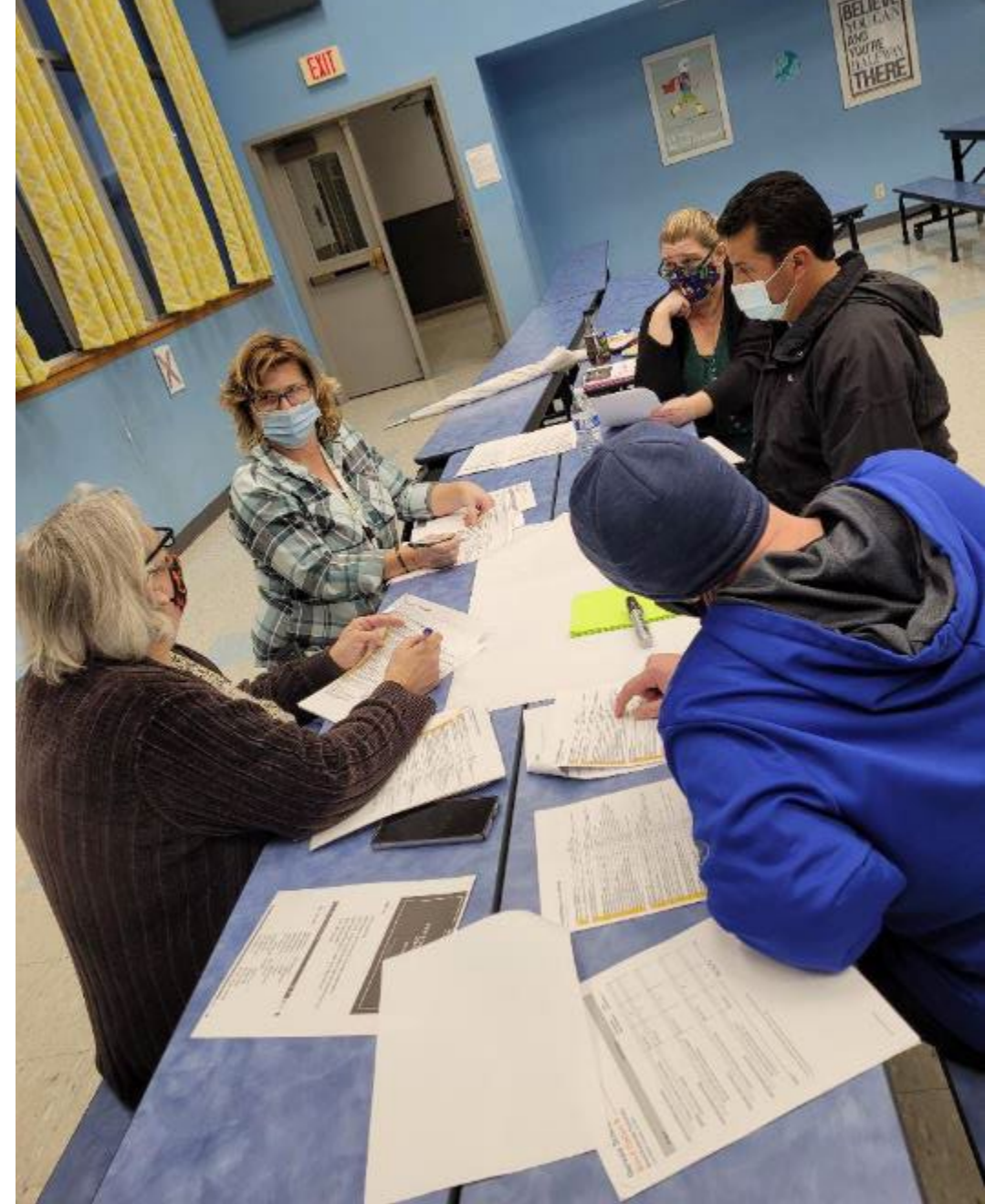
What projects should really be completed NOW v. in the future? How can we meet the needs of our students, teachers, and community, in the most cost-effective way?

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 access. 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.



FINAL DRAFT: NOVEMBER 2021 BOND PROJECT COST SUMMARY

Gervais School District COMBINED INPUT

Bond Estimate Summary

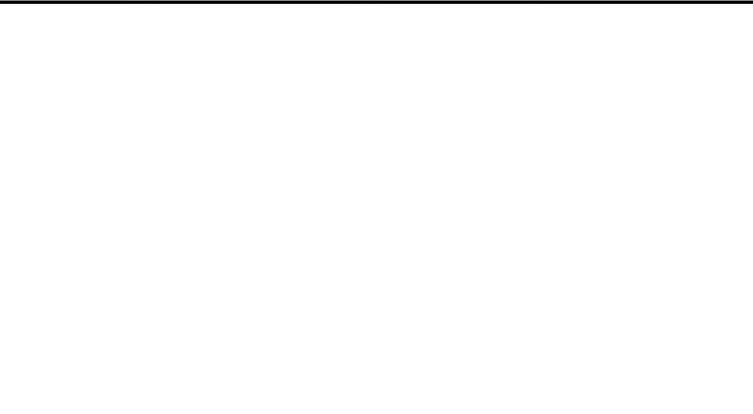
Last Edited: November 29, 2021

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

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

** Cost estimates escalation to a 2024 construction start







BOND PLANNING COMMITTEE

MEETING #1

GERVAIS SCHOOL DISTRICT
NOVEMBER 2022

AGENDA 6:00pm

Welcome & Intro's

The Committee's Charge

Foundational Data:

Survey Results

Piper Sandler Report (Bond Capacity)

Property Assessor Report

Precinct Breakdown

Group Discussion: What Makes Sense for Our Community?

Workshop: Bond Project Lists

Next Steps





INTRODUCTIONS



CHARGE OF THE COMMITTEE

What exactly are we doing here?

REPRESENT
YOUR
COMMUNITY



CONSIDER CURRENT AND FUTURE GENERATIONS



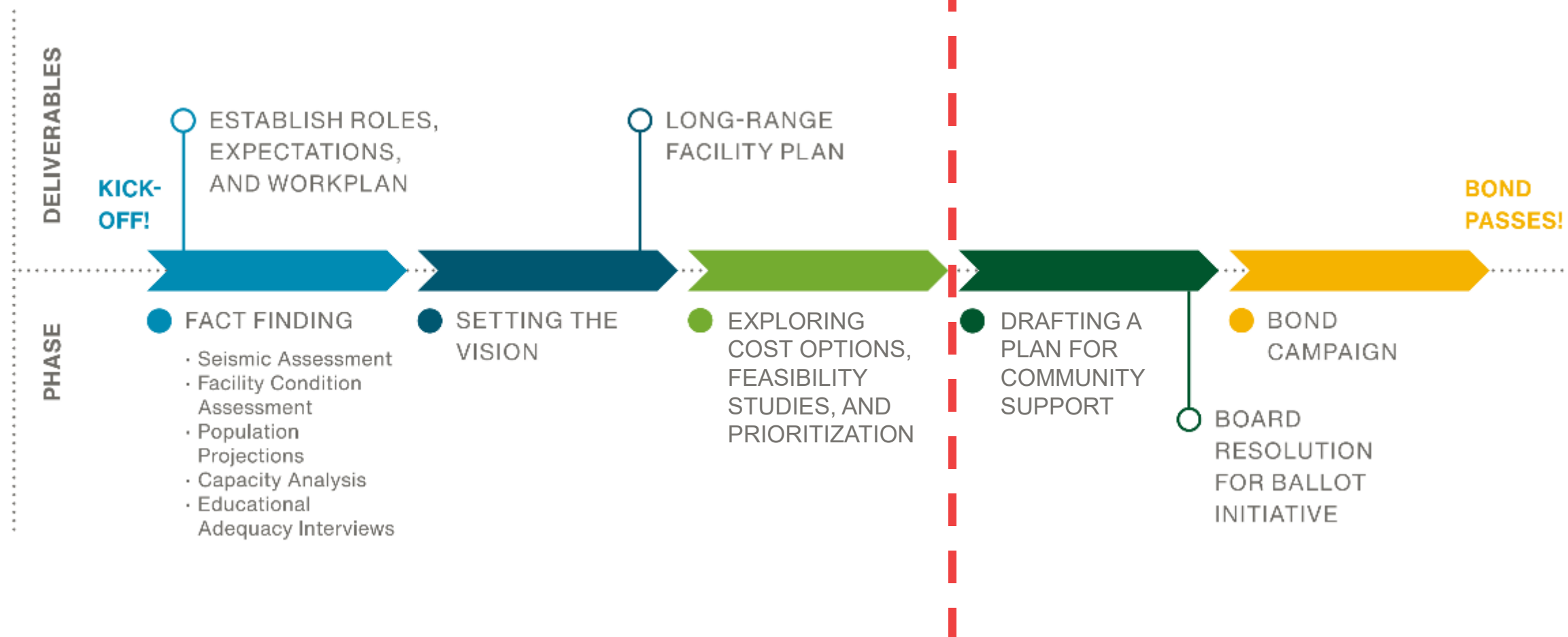
RELY ON THE PROJECT PRIORITIES DEVELOPED BY THE 2021 COMMUNITY-LED PROCESS



MAKE AN INFORMED
RECOMMENDATION TO
THE SCHOOL BOARD



PROCESS





Community Survey Results



Piper Sandler Levy Rates

GERVAIS SCHOOL DISTRICT NO. 1

General Obligation Bonds, Series 2023 (May 2023 Election) – Summary of Structuring Scenarios

		\$1.97 Levy Rate				\$1.59 Levy Rate	
Structure							
Par Amount		\$21,390,000		\$24,486,796		\$19,760,593	
Dated Date		6/15/2023		6/15/2023		6/15/2023	
Final Maturity		6/15/2043		6/15/2048		6/15/2048	
Amortization Period		20 Years		25 Years		25 Years	
Projected Average Levy Rates*							
	Prior Debt	New Bonds	Combined	New Bonds	Combined	New Bonds	Combined
2024-2043.....	\$ -	\$ 1.97	\$ 1.97	\$ 1.97	\$ 1.97	\$ 1.59	\$ 1.59
2044-2047.....	-	-	-	1.97	1.97	1.59	1.59
2048.....	-	-	-	1.97	1.97	1.59	1.59
Interest Estimates							
Cushion over Current Interest Rates		+1.50%		+1.50%		+1.50%	
True Interest Cost (TIC)**		5.62%		5.90%		5.90%	
Total Interest		\$16,769,165		\$27,318,152		\$22,047,356	
Total Interest as % of Par		78%		112%		112%	

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

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



GERVAIS SCHOOL DISTRICT No. 1

General Obligation Bonds, Series 2023 (May 2023 Election) – Summary of Structuring Scenarios

		\$17 Million Authorization						\$20 Million Authorization					
Structure													
Par Amount		\$17,000,000		\$17,000,000		\$17,000,000		\$20,000,000		\$20,000,000		\$20,000,000	
Dated Date		6/15/2023		6/15/2023		6/15/2023		6/15/2023		6/15/2023		6/15/2023	
Final Maturity		6/15/2033		6/15/2038		6/15/2043		6/15/2033		6/15/2038		6/15/2043	
Amortization Period		10 Years		15 Years		20 Years		10 Years		15 Years		20 Years	
Projected Average Levy Rates*													
	Prior Debt	New Bonds	Combined	New Bonds	Combined	New Bonds	Combined	New Bonds	Combined	New Bonds	Combined	New Bonds	Combined
2022.....	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2023.....	-	-	-	-	-	-	-	-	-	-	-	-	-
2024-2033.....	-	2.76	2.76	1.97	1.97	1.59	1.59	3.24	3.24	2.31	2.31	1.87	1.87
2034-2038.....	-	-	-	1.97	1.97	1.59	1.59	-	-	2.31	2.31	1.87	1.87
2039-2043.....	-	-	-	-	-	1.59	1.59	-	-	-	-	1.87	1.87
Interest Estimates													
Cushion over Current Interest Rates		+ 1.50%		+ 1.50%		+ 1.50%		+ 1.50%		+ 1.50%		+ 1.50%	
True Interest Cost (TIC)**		4.29%		4.79%		5.18%		4.29%		4.79%		5.18%	
Total Interest		\$4,480,772		\$7,861,032		\$12,114,938		\$5,271,757		\$9,249,647		\$14,251,999	
Total Interest as % of Par		26%		46%		71%		26%		46%		71%	

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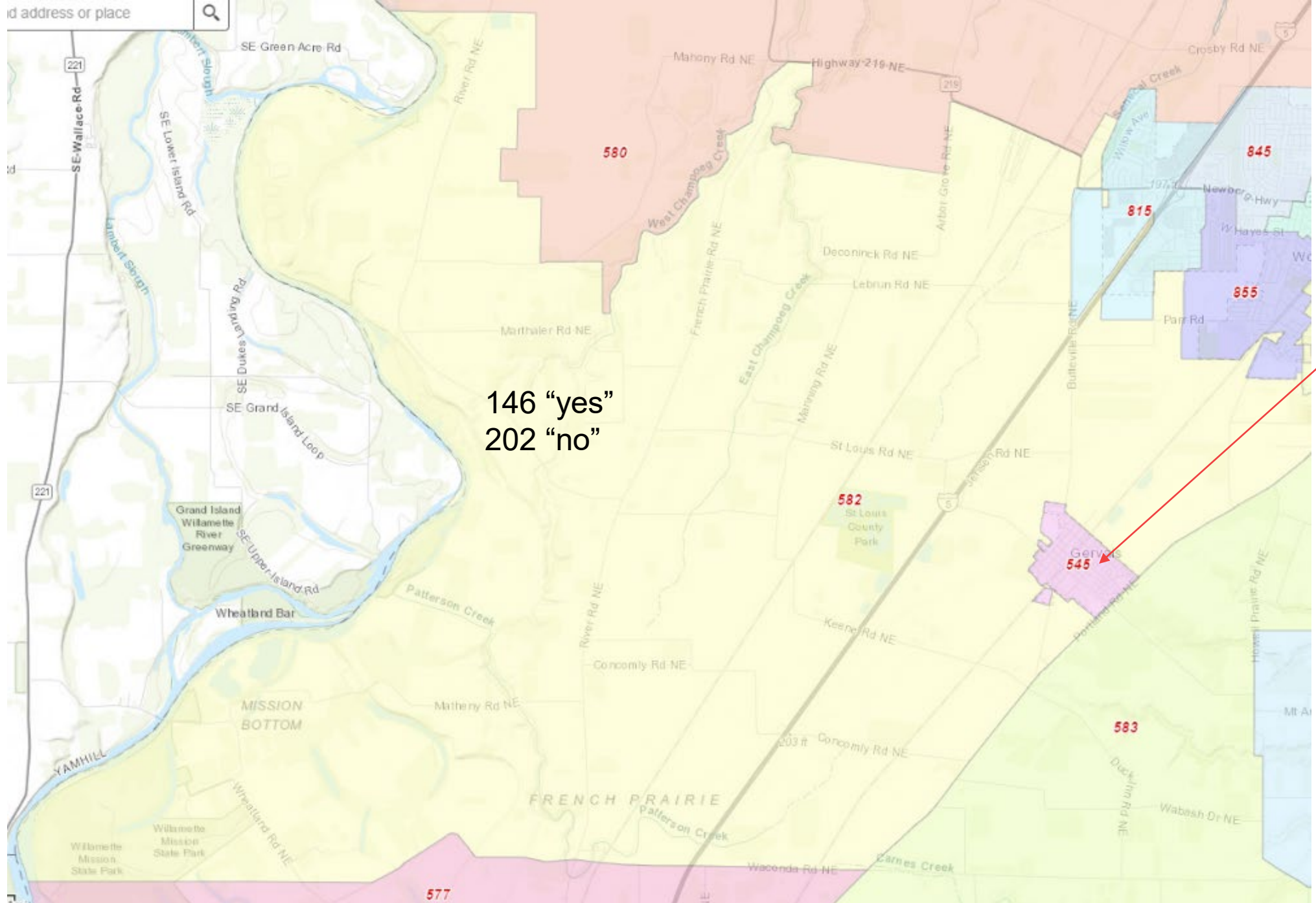
Assessor Data



Precinct Breakdown

Precinct Breakdowns May 2022

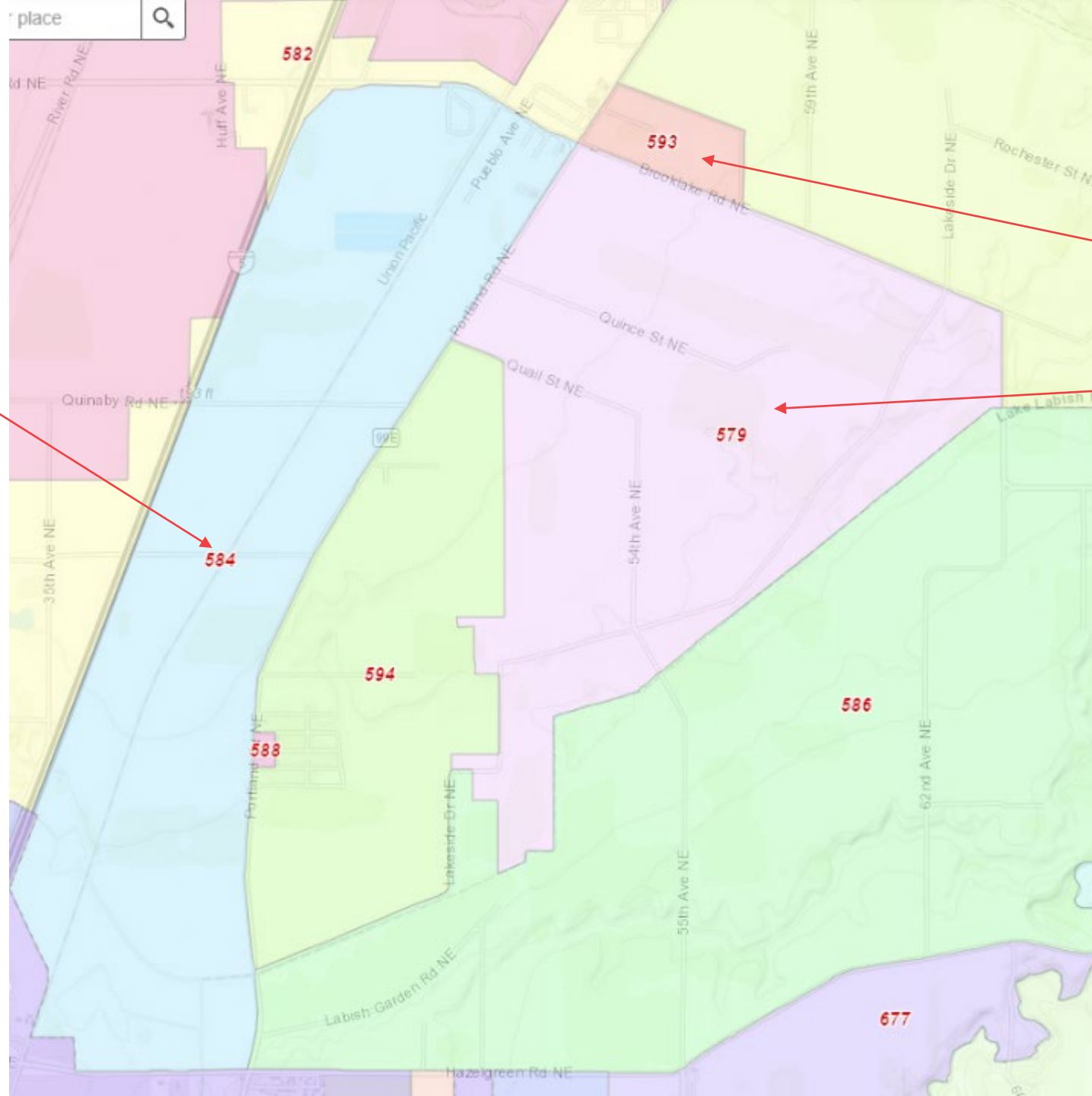




1 "yes"
0 "no"

7 "yes"
7 "no"

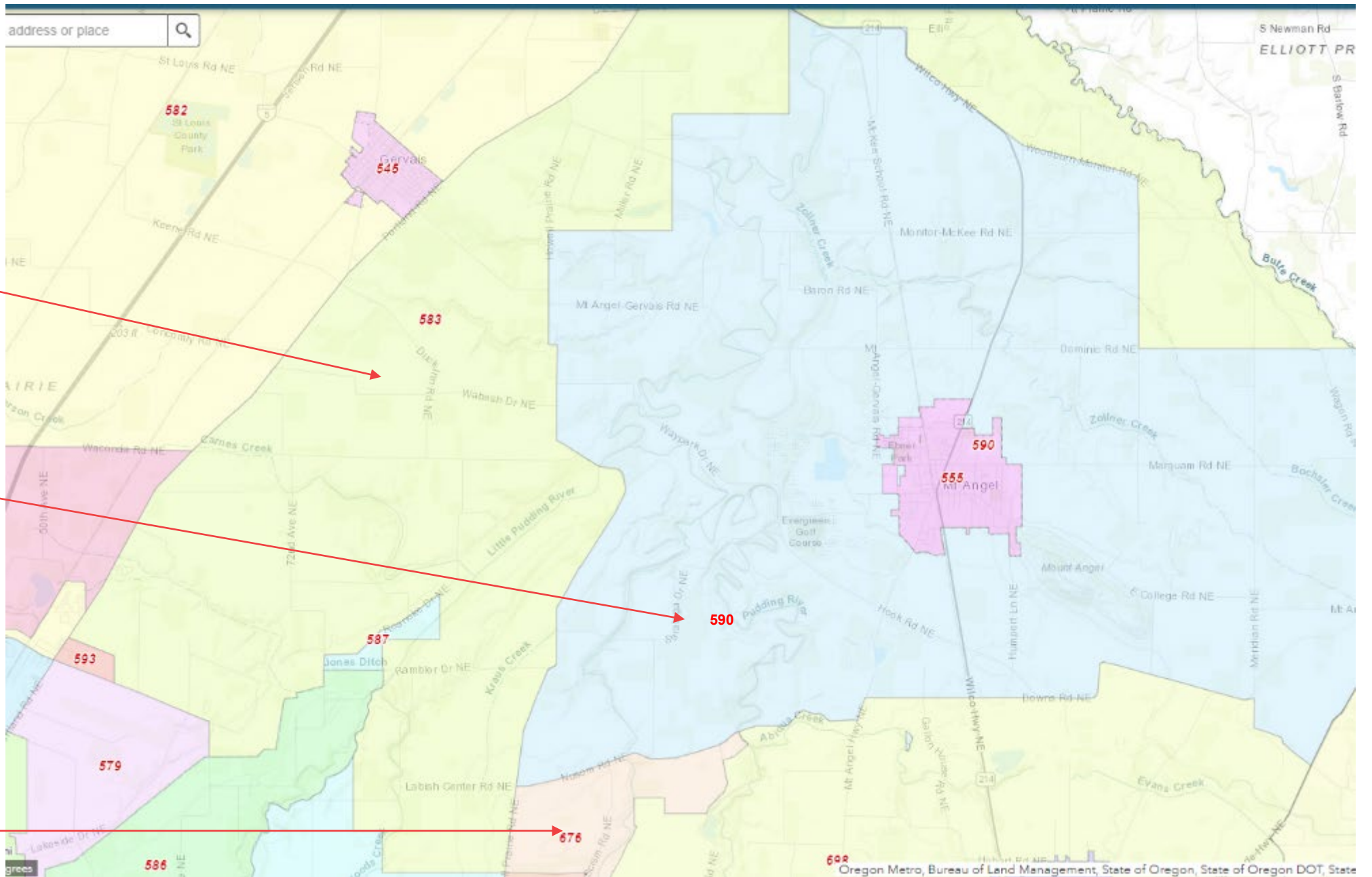
44 "yes"
57 "no"

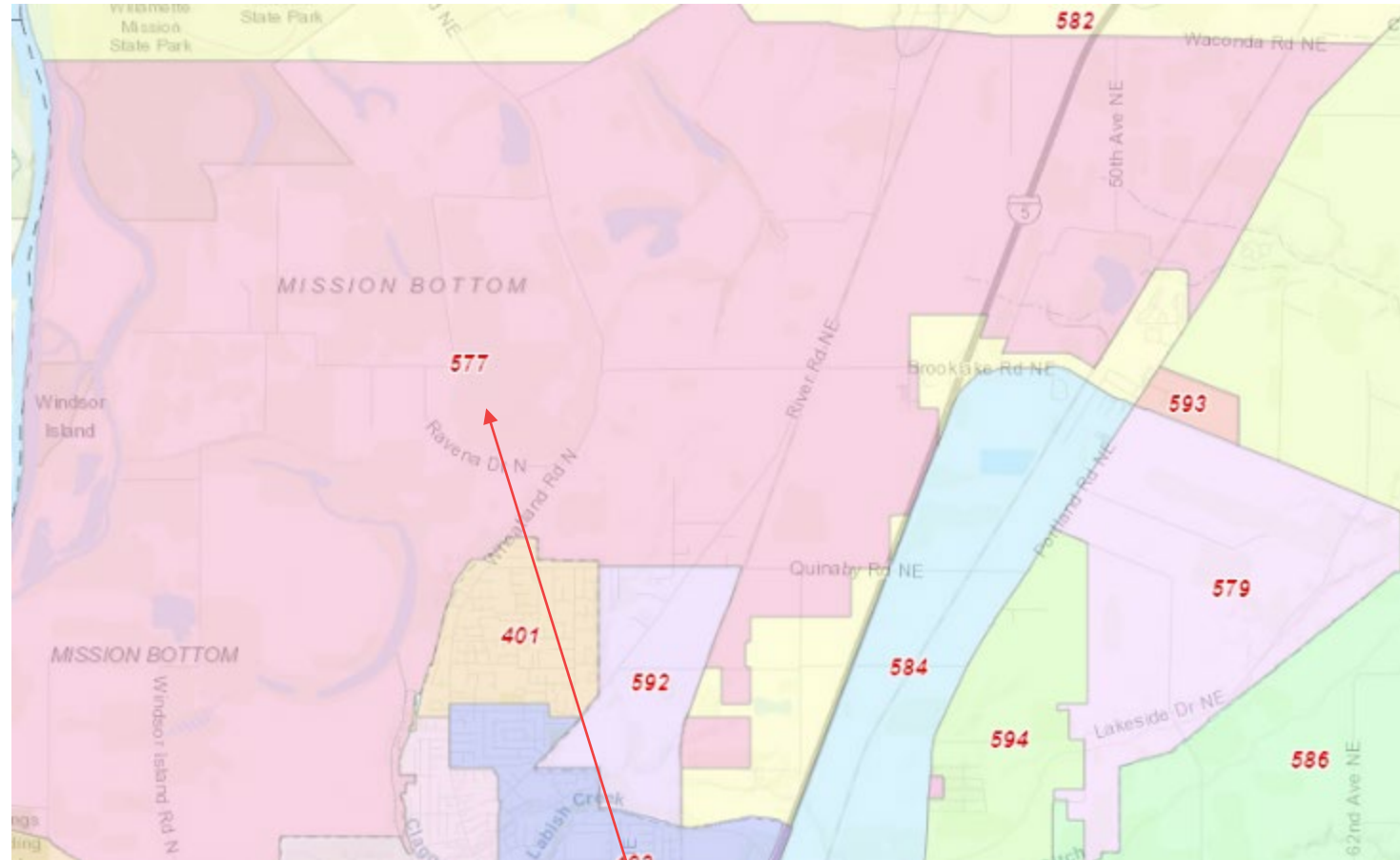
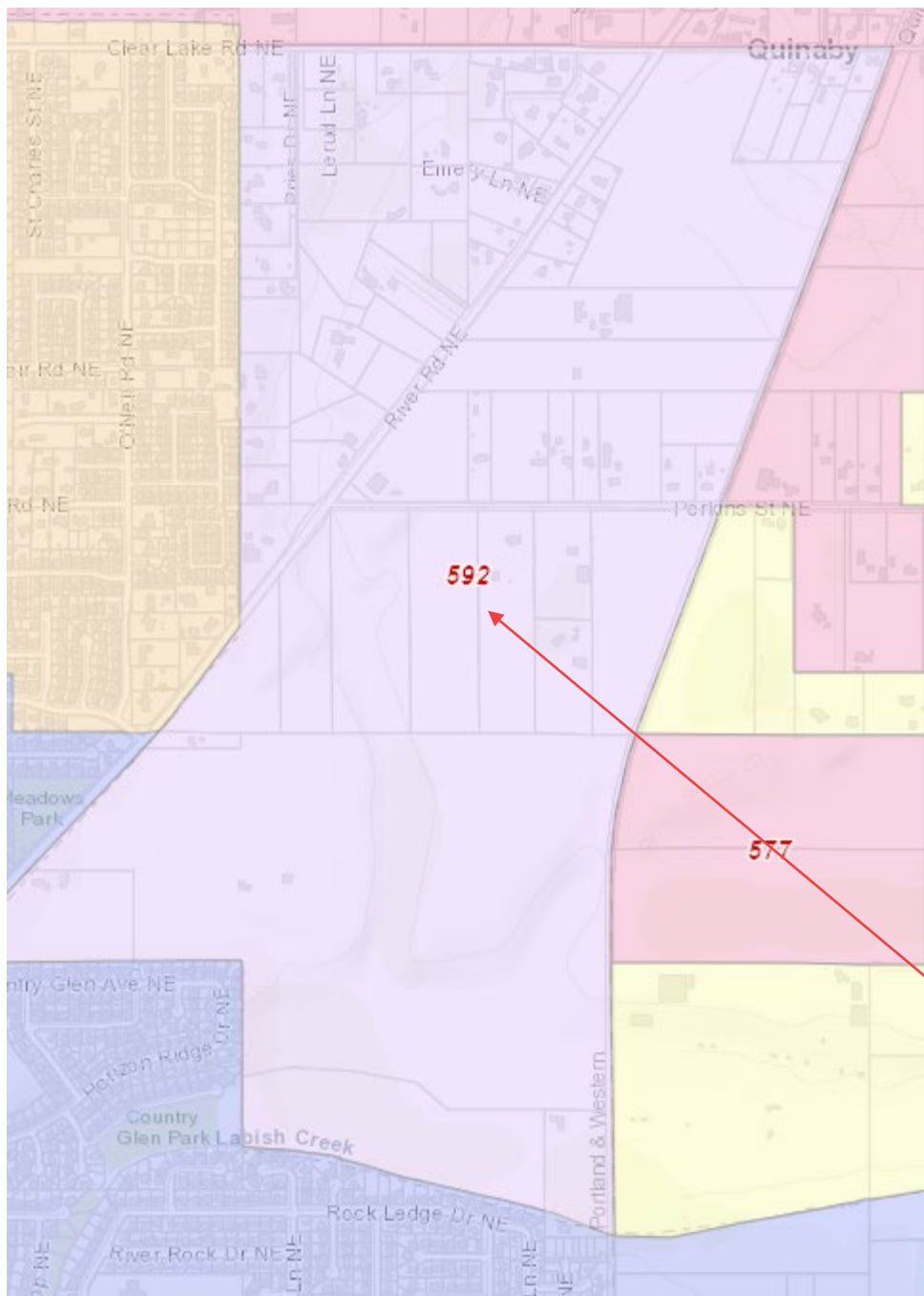


107 “yes”
187 “no”

16 “yes”
48 “no”

3 “yes”
12 “no”





14 "yes"
47 "no"

59 "yes"
89 "no"



Committee Input

WHAT MAKES SENSE FOR THE GERVAIS COMMUNITY?



SMALL GROUP WORKSHOP

		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 doors			\$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 hall
E2.8	Improve the acoustics in the classrooms		X	\$30,000	\$41,400	allowance for "a few rooms", pending acoustic study.
E2.9	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
E2.16	Remodel all other student restrooms	X		\$30,000	\$41,400	
E2.18	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		\$600,000	\$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	\$118,058	Per District Facilities Department: replace approx 490sf of windows total @ 80\$/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 Budget				\$2,712,527	\$474,200	





Next Steps

NEXT STEPS

~~NOVEMBER 22ND — BDC #1~~

JANUARY 9TH BDC #2

JANUARY 30TH BDC #3

BOARD ACTION

