

Gervais School District

Nov 28 Bond Committee Combined Input

Bond Estimate Summary

Last Edited: December 2, 2022

Project	Budget	
	Definitely Include in May 2023 Bond	Include if More Funding is Available
GERVAIS ELEMENTARY SCHOOL		
Additions and Upgrades to the existing building.	\$1,211,645	\$2,479,319
GERVAIS MIDDLE SCHOOL		
New STEM, classroom, and admin Addition, new Multipurpose Building. Upgrades to the existing building.	\$19,604,512	\$274,664
GERVAIS HIGH SCHOOL		
Additions and Upgrades to the existing building.	\$5,678,969	\$5,181,662
MISCELANEOUS PROJECTS		
Field Lighting, Bleachers, etc.	\$0	\$2,715,675
Elementary & High School Seismic Upgrades	\$0	\$4,515,690
Middle School Building Loan Consolidation	\$2,000,000	
TOTAL**	\$28,495,126	\$15,167,010

** Cost estimates escalation to a Fall 2024 construction start

Gervais Elementary School

2022 Bond Planning Committee

		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 hallway
E2.9	Improve the acoustics in the classrooms		X	\$35,000	\$48,300	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	\$105,000	\$144,900	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	\$90,000	\$124,200	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	\$35,000	\$48,300	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	\$105,000	\$144,900	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
E3.12	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
SubTotal				\$1,068,258	\$2,185,915	
Total 2023 Construction Start***				\$1,137,695	\$2,327,999	
Total 2024 Construction Start				\$1,211,645	\$2,479,319	

*New and Remodel construction costs based on ODE facility assessment templates, recent bid results, and seismic report. New construction \$/sf values for new construction current to Summer 2022 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

Seismic Upgrades

2022 Bond Planning Committee

	Definitely Include in Bond	Include if More Funding is Available	Construction Budget*	Project Budget**	Notes
Infrastructure, Access, & Safety					
E3.6 Elementary School Seismic Upgrades		X	\$1,207,500	\$1,666,350	Pending approved seismic funds
HS3.6 High School Seismic Upgrades		X	\$1,677,500	\$2,314,950	Pending approved seismic funds
SubTotal			\$0	\$3,981,300	
Total 2023 Construction Start***			\$0	\$4,240,085	
Total 2024 Construction Start			\$0	\$4,515,690	

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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

Gervais Middle School

2022 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		\$10,800,000	\$14,904,000	(20,900sf of new construction @500/sf) + cost to fully enclose the 8th-grade building.
Building Community & Supporting Students						
M2.1	Remodel to make existing classrooms larger with added storage, new counseling, and staff restrooms	X		\$1,000,000	\$1,380,000	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	\$45,000	\$62,100	allowance
M2.5	Replace Worn & Inflexible classroom furniture		X	\$60,000	\$60,000	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		\$45,000	\$62,100	allowance -entry canopy and paint. Include 8th grd. Bldg.
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)			\$72,000	\$99,360	New 6000sf rubber gym flooring, \$12/sf
M3.2	Accessible bleachers		X	\$80,000	\$110,400	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	Safe & Security Upgrades	X		\$75,000	\$103,500	Door Hardware in existing building, site fencing
M3.10	New Parking, Sidewalks at the north & offsite improvements	X		\$375,000	\$517,500	25,000sf parking and walkways
SubTotal				\$17,284,500	\$242,160	
	Total 2023 Construction Start**			\$18,407,993	\$257,900	
	Total 2024 Construction Start			\$19,604,512	\$274,664	

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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

Gervais High School

2022 Bond Planning Committee

CTE, STEAM Programs, and Capacity Needs		Definitely Include in Bond	Include if More Funding is Available	Construction Budget*	Project Budget**	Notes
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	\$625,000	\$862,500	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	\$60,000	\$82,800	
H1.6	New culinary arts lab			\$1,020,000	\$1,407,600	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 addition, (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
H2.3	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	\$60,000	\$60,000	allowance, no markup
H2.9	update library to have more collaborative spaces			\$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		\$2,150,000	\$2,967,000	could possibly use seismic grant for this
H3.2	ADA access to the gym mezzanine, remodel for weightlifting, fitness, & high need students	X		\$70,000	\$96,600	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 windows 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		\$240,000	\$331,200	450sf new construction, 500sf remodel
H3.11	Safety and Intrusion hardening	X		\$180,000	\$248,400	allowance for door hardware, fences,
H3.12	Major HVAC and plumbing in main building		X	\$250,000	\$345,000	per assessment report
H3.13	Add Air Conditioning to Commons/Kitchen, Admin, and Gym		X	\$396,000	\$546,480	\$22/sf x 18,000sf
H3.14	HVAC and ventilation upgrades in CTE building		X	\$58,000	\$80,040	per assessment report
SubTotal				\$5,006,916	\$4,568,460	
Total 2023 Construction Start***				\$5,332,366	\$4,865,410	
Total 2024 Construction Start				\$5,678,969	\$5,181,662	

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

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Other Projects / Properties

2022 Bond Planning Committee

		Definitely Include in Bond	Include if More Funding is Available	Construction Budget*	Project Budget**	Notes
O1.1	Remodel Sam Brown for health and counseling center for students and community to access			\$250,000	\$345,000	1000 remodel
O1.2	Football bleachers, press box upgrades		X	\$225,000	\$310,500	Bleachers on both sides, no cover. Redo Pressbox with lift.
O1.3	PreEngineered Concessions Building & Restrooms at fields		X	\$275,000	\$379,500	
O1.4	New football/soccer lighting		X	\$280,000	\$386,400	
O1.4	New turf football/soccer field		X	\$920,000	\$1,269,600	
O1.5	New turf softball & baseball fields and lighting			\$1,500,000	\$2,070,000	
O1.6	New turf softball & baseball infield only			\$350,000	\$483,000	
O1.7	New turf practice field			\$800,000	\$1,104,000	sf tbd
O1.8	Resurface track			\$215,000	\$296,700	
O1.9	New scoreboards for all fields		X	\$35,000	\$48,300	

SubTotal

\$0	\$2,394,300		
\$0	\$2,549,930		
\$0	\$2,715,675		

Total 2023 Construction Start***

Total 2024 Construction Start

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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