



BOND PLANNING COMMITTEE

MEETING #2

GERVAIS SCHOOL DISTRICT
JANUARY 2023

TAKEAWAYS FROM THE LAST MEETING

- Consensus from the group that **ALL schools should benefit**
- High agreement that there should be projects that **positively impact students** (ex: restroom remodel)
- High agreement that **ADA access is critical**
- High agreement that it is wise to spend money on infrastructure (roofs, damaged flooring, etc.) because it **saves maintenance time and money in the long run.**



MERGING EACH GROUP'S INPUT

- The current project lists have been revised to include those high priority items. Each school will benefit from the bond.
- A new solution for middle school, offered by Group #2, is shown which reduces the amount of new construction and keeps the 8th-grade building.



BOARD INPUT & ALTERNATIVE FUNDING SOURCES

- Board members agreed with the decisions made by the committee and requested HVAC projects be included.
- The District is pursuing grants and other funding sources for several projects, including the HVAC systems.



| PROJECT LISTS

Gervais School District

January 9th Bond Committee Combined

Bond Estimate Summary

Last Edited: January 9, 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
MISCELLANEOUS 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**
CTE, STEAM Programs, and Capacity Needs					
E1.1	Library Remodel to support STEM			\$35,000	\$48,300
				\$400,000	\$552,000
E1.2	Performance and presentation space with stage and risers				

Building Community & Supporting Students

E2.1	Replace Worn & Inflexible classroom furniture		X	\$350,000	\$350,000
				\$75,000	\$103,500
E2.2	Prioritize student wellbeing				
E2.3	Provide a student counseling center		X	\$65,000	\$89,700
E2.4	Provide a designated large conference room / gathering space for teachers			\$30,000	\$41,400
E2.5	Upgrade the staff room		X	\$15,000	\$20,700
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
E2.9	Improve the acoustics in the classrooms		X	\$35,000	\$48,300
E2.11	Strengthen community between K-2 and 3-5. Staff and students				\$0
E2.12	Improve Single-Occupant restrooms for community and student needs		X	\$105,000	\$144,900
E2.13	Reconfigure storage to make more efficient and functional in classrooms		X	\$35,000	\$48,300
E2.15	Remodel all other student restrooms	X		\$30,000	\$41,400
E2.14	Staff Wellness Room			\$10,000	\$13,800

Infrastructure, Access, & Safety

E3.1	New bleachers in the gym		X	\$90,000	\$124,200
E3.2	Adequately sized covered play area so students do not need the gym on rainy days		X	\$500,000	\$690,000
E3.3	New, more secure doors for lockdown		X	\$35,000	\$48,300
	Improve accessibility & security at entry doors: Add a security vestibule and wheelchair accesss. Make a welcoming entry.	X		\$510,000	\$703,800
E3.4		X		\$25,000	\$34,500
E3.5	Fix the safety issues at the K-2 building: students who bolt can run straight to the street				
E3.7	Roof upgrades - reframe to eliminate the "well" area		X	\$105,000	\$144,900
		X		\$84,100	\$116,058
E3.8	Exterior improvements- window replacement, trim / flashing, & paint.				
	Interior improvements - replace broken/damaged ceilings, flooring, walls, general	X		\$125,000	\$172,500
E3.9	Interior refresh with paint and color				
E3.10	HVAC upgrades		X	\$335,373	\$462,815
E3.11	Investigate kitchen layout and space - expand or remodel			\$150,000	\$207,000
E3.13	Replace flooring at entry to gym/commons building			\$15,000	\$20,700
E3.14	Repave dropoff lane		X	\$37,240	\$51,391

SubTotal

Total 2023 Construction Start***

Total 2024 Construction Start

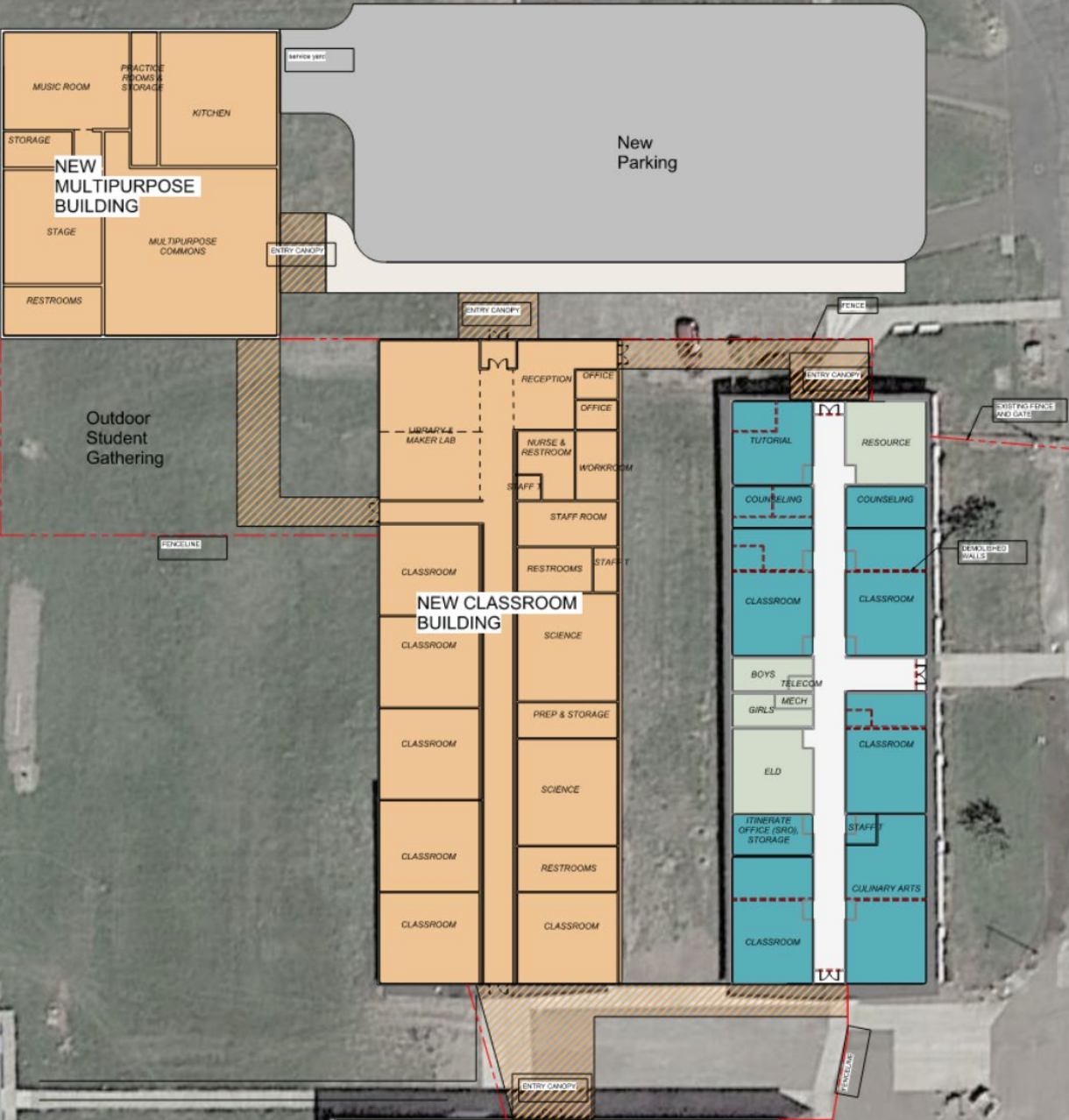
\$1,068,258	\$2,185,915		
\$1,137,695	\$2,327,999		
\$1,211,645	\$2,479,319		

Gervais Middle School

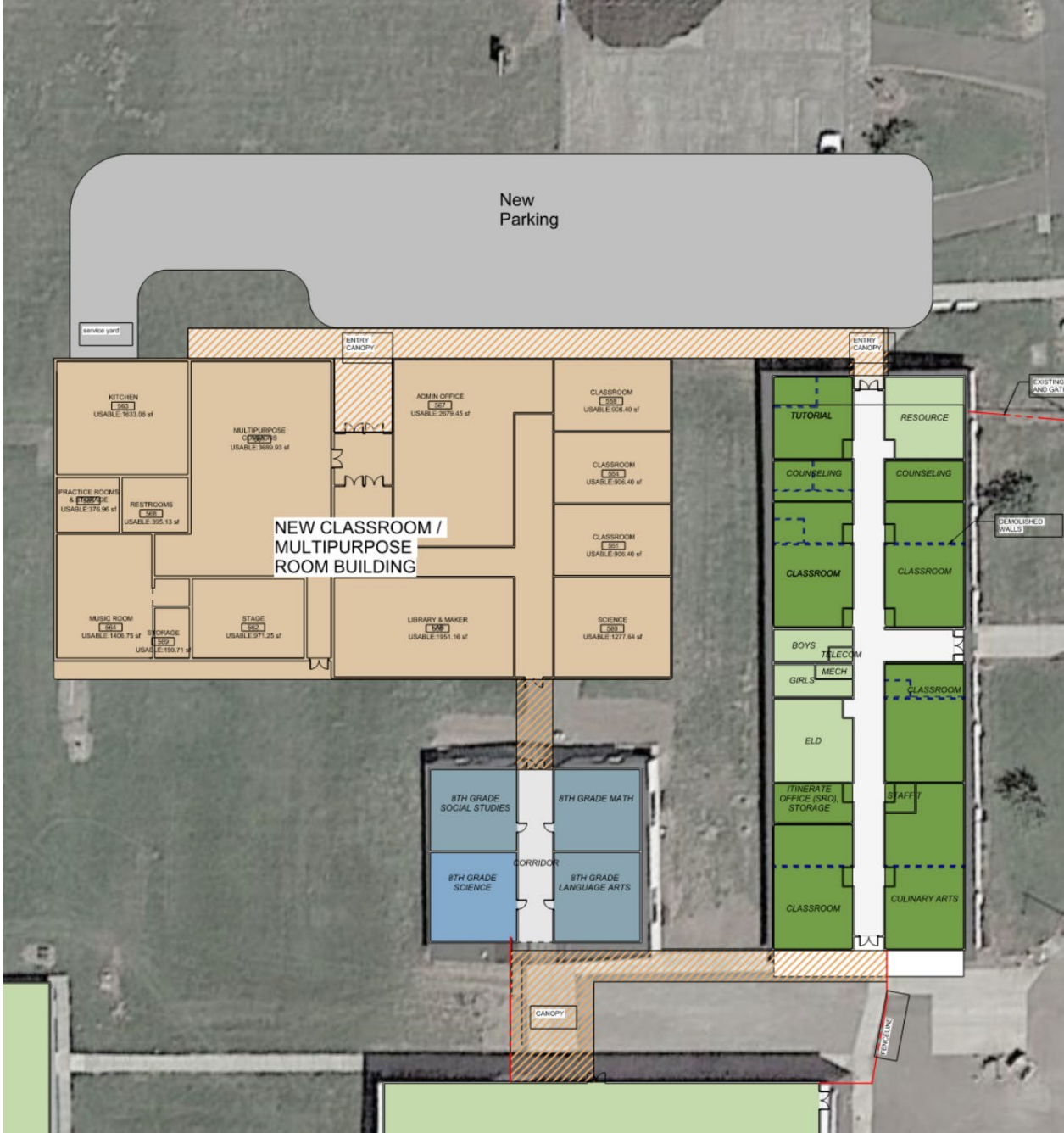
2022 Bond Planning Committee

		Definitely Include in Bond	Include if More Funding is Available	Construction Budget*	Project Budget**
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
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
M2.2	Improve counseling services - places students can decompress with a counselor			\$10,000	\$13,800
M2.3	Provide a student-owned gathering spaces throughout existing building & Spaces to highlight student work			\$50,000	\$69,000
M2.4	Outdoor learning and gathering spaces for students		X	\$45,000	\$62,100
M2.5	Replace Worn & Inflexible classroom furniture		X	\$60,000	\$60,000
M2.6	Private office and storage for all teachers within their classroom			\$180,000	\$248,400
M2.7	Exterior building refresh	X		\$45,000	\$62,100
M2.9	Reduce crowding in the hallway by moving or re-arranging lockers	X		\$20,000	\$27,600
M2.10	Staff wellness room			\$10,000	\$13,800
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
M3.2	Accessible bleachers		X	\$80,000	\$110,400
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
M3.10	New Parking, Sidewalks at the north & offsite improvements	X		\$375,000	\$517,500
SubTotal		\$17,284,500	\$242,160		
Total 2023 Construction Start**		\$18,407,993	\$257,900		
Total 2024 Construction Start		\$19,604,512	\$274,664		

PREVIOUS MIDDLE SCHOOL DESIGN CONCEPT



REVISED MIDDLE SCHOOL DESIGN CONCEPT



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**
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
H1.2b	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
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
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
H1.10	Add 2 new classrooms + student toilets & covered secured connection between N/S wings		X	\$1,558,000	\$2,150,040
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
H2.2	Relocate counseling to be closer to where students gather and not in the admin area, make more welcoming			\$162,500	\$224,250
H2.4	Provide a place for homeless youth to access the things they need independently			\$15,000	\$20,700
H2.5	Remodel Existing Courtyard to be a Student Center			\$1,530,000	\$2,111,400
H2.6	Remodel Student Restrooms	X		\$120,000	\$165,600
H2.8	Replace Worn & Inflexible classroom furniture		X	\$60,000	\$60,000
H2.9	update library to have more collaborative spaces			\$5,000	\$6,900
H2.10	Add places to exhibit student work and highlight our culture and history			\$25,000	\$34,500
H2.12	Lockers for students, currently sharing		X	\$15,000	\$20,700
H2.13	Increase opportunities for dining areas throughout school			\$25,000	\$34,500
H2.14	Remodel locker rooms	X		\$437,500	\$603,750
H2.15	Staff Wellness Room			\$10,000	\$13,800

Infrastructure, Access, & Safety

H3.1	Replace Roof	X		\$2,150,000	\$2,967,000
H3.2	ADA access to the gym mezzanine, remodel for weightlifting, fitness, & high need students	X		\$70,000	\$96,600
H3.3	Replace outdated tech equipment		X	\$30,000	\$41,400
H3.7	Exterior Improvements - replace single pane windows, replace damaged doors, repair walls, repaint	X		\$80,700	\$111,366
H3.8	Major Interior Improvements - replace damaged flooring, ceiling, and wall surfaces. Pest Management, New Paint and refresh throughout	X		\$200,000	\$276,000
H3.9	Resurface and restripe driveways and parking lots			\$235,600	\$325,128
H3.10	Security vestibule	X		\$240,000	\$331,200
H3.11	Safety and Intrusion hardening	X		\$180,000	\$248,400
H3.12	Major HVAC and plumbing in main building		X	\$250,000	\$345,000
H3.13	Add Air Conditioning to Commons/Kitchen, Admin, and Gym		X	\$396,000	\$546,480
H3.14	HVAC and ventilation upgrades in CTE building		X	\$58,000	\$80,040

SubTotal

Total 2023 Construction Start***

Total 2024 Construction Start

\$5,006,916	\$4,568,460		
\$5,332,366	\$4,865,410		
\$5,678,969	\$5,181,662		

| BOND RATES

Bond levy rate of \$1.97 per thousand over 25 years:

\$24,486,796 .	
6/15/2023	
6/15/2048	
25 Years	
New Bonds	Combined
\$ 1.97	\$ 1.97
1.97	1.97
1.97	1.97

Project totals:

\$28,495,126
-\$4,000,000 (Grant from State)
\$24,495,126

School District Levy Rates in Neighboring Districts

District	Extended ADMw (5-19-22)	Assessed Value (Net of Urban Renewal)	2023 Levy Rates			
			Permanent Rate	Local Option Rate	Bond Rate	Total District Rate
West Linn-Wilsonville SD 3J	10,295.35	9,143,071,869	4.8684	1.5000	2.9277	9.2961
Lake Oswego SD 7J	7,684.94	9,387,189,901	4.4707	1.6400	2.8618	8.9725
Gladstone SD 115	1,997.74	1,009,456,951	4.8650	-	4.0367	8.9017
North Clackamas SD 12	20,124.93	16,544,969,767	4.8701	1.6300	2.2432	8.7433
Philomath SD 17J	1,862.95	955,451,718	4.8664	1.5000	2.2554	8.6218
Amity SD 4J	998.43	470,909,601	4.7796	-	3.1877	7.9673
Corvallis SD 509J	7,514.16	7,746,197,273	4.4614	1.5000	1.9535	7.9149
St. Paul SD 45	408.61	203,517,488	4.7763	-	2.9058	7.6821
Mt. Angel SD 91	861.89	325,500,615	4.6268	-	2.8535	7.4803
Dayton SD 8	1,093.13	617,654,927	5.0892	-	2.3458	7.4350
Salem-Keizer SD 24J	48,754.99	21,807,405,549	4.5210	-	2.7472	7.2682
Woodburn SD 103	7,067.51	2,252,788,091	4.5247	-	2.5063	7.0310
McMinnville SD 40	7,725.10	4,161,456,742	4.1494	-	2.5081	6.6575
Silver Falls SD 4J	4,170.32	2,139,965,075	4.5458	-	2.0184	6.5642
Canby SD 86	5,064.64	4,012,504,169	4.5765	-	1.8985	6.4750
Oregon Trail SD 46	5,043.41	4,124,582,245	4.6397	-	1.7577	6.3974
Jefferson SD 14J	1,027.31	569,650,315	4.8468	-	1.3868	6.2336
Oregon City SD 62	8,683.08	6,651,623,444	4.9629	-	1.2166	6.1795
Newberg SD 29J	4,928.55	4,321,995,889	4.6616	-	1.4837	6.1453
Alsea SD 7J	1,148.73	99,127,009	5.0811	-	0.8272	5.9083
Yamhill-Carlton SD 1	1,150.87	881,357,778	4.7818	-	1.1062	5.8880
Monroe SD 1J	513.63	344,917,317	4.6341	-	1.2224	5.8565
Cascade SD 5	3,010.80	1,509,433,944	4.6405	-	1.1619	5.8024
Willamina SD 30J	1,053.47	535,055,224	5.0022	-	0.5139	5.5161
North Santiam SD 29J	2,387.43	1,734,055,360	4.3973	-	1.0211	5.4184
Colton SD 53	650.55	463,503,814	4.9801	-	0.3908	5.3709
Estacada SD 108	3,484.57	2,092,257,030	4.1476	-	1.1747	5.3223
North Marion SD 15	2,048.92	1,324,062,500	3.3333	-	1.6474	4.9807
Sheridan SD 48J	1,117.60	420,142,249	4.7882	-	-	4.7882
Molalla River SD 35	2,903.67	2,243,875,208	4.7001	-	-	4.7001
Gervais SD 1	1,586.17	720,180,224	4.6427	-	-	4.6427

\$6.61

Gervais School District Top 25 Taxpayers for Tax Year 2021-22

OWNER	TOTAL AV	TOTAL TAX
PNW VEG CO LLC	28,084,420	323,133.29
COVANTA MARION INC	23,609,260	266,659.52
PORTLAND GENERAL ELECTRIC CO	17,304,000	193,393.86
LINEAGE LOGISTICS LLC	10,981,930	124,037.60
NUNHEMS USA INC	9,456,710	112,631.45
MORSE BROS INC	8,698,370	98,459.18
MARION INVESTMENT GROUP LLC	7,645,370	90,308.90
PILOT TRAVEL CENTERS LLC	4,944,680	57,866.77
GERVAIS TELEPHONE COMPANY	3,981,370	52,874.34
NORTHWEST NATURAL GAS COMPANY	4,150,000	49,518.23
WEST COAST HOME SOLUTIONS LLC	4,372,510	49,400.90
SCENIC PROPERTIES	3,985,640	44,591.62
LINEAGE MASTER RE LLC	3,637,560	42,055.03
CARL & MURIEL DITCHEN LLC	3,442,050	39,655.49
PEARMINE FARMS INC	3,458,330	38,588.72
MAY, BLAINE F & MAY, C MARVIN	3,244,820	38,483.57
CURRY LLC	3,386,180	38,434.31
CROP PRODUCTION SERVICES INC	3,276,090	37,002.44
DITCHEN LAND COMPANY LLC	3,218,390	35,737.54
T-MOBILE USA INC	3,210,000	34,378.68
GROWERS SEED CLEANING LLC	2,725,980	32,330.12
SP SOLAR 1, LLC	2,980,000	31,566.84
ST LOUIS SOLAR LLC	2,910,000	30,825.34
DIVINE & HAMMER LLC	1,642,310	30,151.63
SSD MARION 1 LLC	2,650,000	28,071.20

Average RMV & AV of All Accounts:

RMV	459,041
AV	184,241

Average RMV & AV of All Residential Dwellings:

RMV	462,097
AV	166,645

Average RMV & AV of Residential Dwellings

within the City of Gervais:

RMV	270,432
AV	145,188

Average RMV & AV of Residential Dwellings

within Unincorporated Area:

RMV	529,381
AV	174,178

Assessed Value	Yearly Total Tax based on \$1.97/\$1,000	Monthly Amount
\$ 145,188.00	\$ 286.02	\$ 23.84
\$ 174,178.00	\$ 343.13	\$ 28.59
\$ 200,000.00	\$ 394.00	\$ 32.83
\$ 250,000.00	\$ 492.50	\$ 41.04
\$ 300,000.00	\$ 591.00	\$ 49.25
\$ 350,000.00	\$ 689.50	\$ 57.46
\$ 400,000.00	\$ 788.00	\$ 65.67

Bond Tax Grant:

- Application process based on income as established by state/federal
- Tax relief for lower income families and renters (one grant per dwelling)
- Capped amount on grant--\$200 to \$250 depending on funds available and number of applicants
- Grant funded through facility use rental



Should the
board
determine to
move forward
the election
date is May 16,
2023.

| NEXT STEPS