

Gervais School District

Bond Option B (items had survey response greater for "high priority" than "medium" or "future")

Bond Estimate Summary

Last Edited: October 12, 2021

Project	Total Budget	Consider for May 2022 Bond*	Future Consideration
GERVAIS ELEMENTARY SCHOOL			
Additions and Upgrades to the existing building.	\$4,005,585	X	
Seismic			
Elementary Seismic Upgrades	\$1,890,016	X	
GERVAIS MIDDLE SCHOOL			
New 24,310sf STEM, classroom, and admin Addition. Upgrade and remodel the existing building.	\$15,577,715	X	
GERVAIS HIGH SCHOOL			
Additions and Upgrades to the existing building.	\$28,523,136	X	
MISCELLANEOUS PROJECTS			
Sam Brown Remodel to a Community Health & Counseling Center, add Scoreboards, new bleachers/pressbox	\$798,268	X	
TOTAL**		\$50,794,719	\$0

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

** Cost estimates escalation to a 2024 construction start

Gervais Elementary School

2021 Bond Planning Committee

CTE, STEAM Programs, and Capacity Needs			Project Budget**	Notes
E1.1	Library Remodel to support STEM	X	\$48,300	allowance
E1.2	Performance and presentation space with stage and risers		\$552,000	remodel existing stage/storage, open to library. approx 2000sf heavy remodel
Building Community & Supporting Students				
E2.1	Replace Worn & Inflexible classroom furniture		\$350,000	furniture, no markups
E2.2	Prioritize student wellbeing	X	\$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	\$276,000	1000sf heavy remodel
E2.4	Provide a designated large conference room / gathering space for teachers		\$41,400	250sf remodel
E2.5	Upgrade the staff room		\$103,500	heavy remodel, incl. kitchen
E2.6	Add a staff room to the K-2 building		\$20,700	light remodel, can be incorporated into other staff room
E2.7	Add windows to the hallway from the classrooms		\$13,800	500 ea x 20. For supervision of students doing group work in h
E2.9	Improve the acoustics in the classrooms		\$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	\$117,300	400sf ea heavy redmoel
E2.13	Reconfigure storage to make more efficient and functional in classrooms	X	\$48,300	allowance
E2.15	Remodel all other student restrooms	X	\$41,400	
E2.14	Staff Wellness Room		\$13,800	light remodel allowance
Infrastructure, Access, & Safety				
E3.1	New bleachers in the gym		\$110,400	500 seat
E3.2	Adequately sized covered play area so students do not need the gym on rainy days	X	\$690,000	5000sf covered play
E3.3	New, more secure doors for lockdown	X	\$96,600	replace 35 doors @ \$2,000 ea
E3.4	Improve accessibility & security at entry doors: Add a security vestibule and wheelchair accesss. Make a welcoming entry.	X	\$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	\$34,500	
E3.7	Roof upgrades - reframe to eliminate the "well" area	X	\$132,654	per assessment report
E3.8	Exterior improvements- siding, trim, window replacement in the gym building,	X	\$521,092	does not include roof well, match appearance to other building;
E3.9	Interior improvements - replace broken/damaged ceilings, flooring, walls, general interior refresh with paint and color	X	\$255,300	per assessment report + 15k for paint throughout
E3.10	HVAC upgrades	X	\$462,815	
E3.11	Investigate kitchen layout and space - expand or remodel		\$207,000	minor remodel
E3.13	Replace flooring at entry to gym/commons building		\$20,700	
E3.14	Repave dropoff lane		\$51,391	\$3.80/sf x 9,800sf
E3.15	LED lighting replacement		\$103,500	Does not include energy incentive \$
SubTotal			\$3,531,561	
Total 2022 Construction Start***			\$3,761,112	
Total 2023 Construction Start			\$4,005,585	

*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 Elementary School Seismic

2021 Bond Planning Committee

CTE, STEAM Programs, and Capacity Needs		Project Budget**	Notes
Building Community & Supporting Students			
Infrastructure, Access, & Safety			
E3.6	Seismic upgrades	X	\$1,666,350
			Pending approved seismic funds
SubTotal		\$1,666,350	
Total 2022 Construction Start***		\$1,774,663	
Total 2023 Construction Start		\$1,890,016	

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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

2021 Bond Planning Committee

CTE, STEAM Programs, and Capacity Needs

			Project Budget**	Notes
M1.1	New STEM, Dining, and Performing Arts Building with Main Entry	X	\$10,684,167	(8,450sf of MPP* \$325) + (15860sf of preman x \$315)
M1.1	New STEM, Dining, and Performing Arts Building with Main Entry		\$17,109,378	Traditional Construction

Building Community & Supporting Students

M2.1	Remodel to make existing classrooms larger with added storage and staff restrooms	X	\$1,104,000	4000sf remodel
M2.2	Improve counseling services - places students can decompress with a counselor	X	\$13,800	500sf remodel
M2.3	Provide a student-owned gathering spaces throughout existing building & Spaces to highlight student work		\$69,000	allowance
M2.4	Outdoor learning and gathering spaces for students	X	\$48,300	allowance, create covered area
M2.5	Replace Worn & Inflexible classroom furniture	X	\$150,000	allowance, no markups
M2.6	Private office and storage for all teachers within their classroom		\$248,400	100sf x 12 = 1200sf remodel
M2.7	Exterior building refresh	X	\$34,500	allowance
M2.9	Reduce crowding in the hallway by moving or re-arranging lockers	X	\$13,800	allowance
M2.10	Staff wellness room		\$13,800	light remodel allowance

Infrastructure, Access, & Safety

M3.1	Fix the slippery gym floor (District is currently remodeling)	X	\$99,360	New 6000sf rubber gym flooring, \$12/sf
M3.2	Accessible bleachers	X	\$96,600	400 seating
M3.3	Provide Restrooms and drinking fountains close to the 8th grade building	X	\$58,650	
M3.4	Connect the 8th grade building, create a "Middle School Community"	X	\$703,800	1000sf New Construction
M3.5	Remodel locker rooms to increase safety	X	\$165,600	
M3.6	Minor Parking Lot Repair		\$20,700	See below for full repave costs
M3.7	Interior improvements - replace damaged flooring in 8th grade building	X	\$9,660	
M3.8	Safety and Intrusion hardening in Existing Building (included in new construction)	X	\$552,000	allowance
M3.9	LED lighting replacement		\$103,500	Does not include energy incentive \$
M3.10	Repave & Restripe parking lot		\$89,148	\$3.80/sf x 17,000sf

SubTotal	\$13,734,237		#NAME?
Total 2023 Construction Start**	\$14,626,962		
Total 2024 Construction Start	\$15,577,715		

*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

2018 Pre-Engineered Building Construction = Approx \$297/sf. + escalation to 2021 = \$315/sf

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

CTE, STEAM Programs, and Capacity Needs

			Project Budget**
H1.1	Add more CTE elective spaces, supplement what will be offered by the Willamette Career Academy	X	\$4,574,700
H1.2	Add music & performing arts spaces	X	\$2,815,200
H1.3	Upgrade science labs ventilation/plumbing/electrical	X	\$345,000
H1.4	Provide spaces for student break-out small group project work	X	\$48,300
H1.5	Add Outdoor classroom	X	\$158,700
H1.6	New culinary arts lab		\$1,407,600
H1.7	Update the existing CTE rooms	X	\$131,100
H1.8	Increase the size of the commons and kitchen to serve the HS population	X	\$2,111,400
H1.9	Add a student store/cafe (that partners with the Business CTE program)	X	\$220,800
H1.10	Add 2 new science labs + student toilets	X	\$2,850,390
H1.11	Convert existing science labs to 3 classrooms, create connection to South Wing	X	\$931,500

Notes

6500sf New Construction
 New Construction: 1800sf Band, + 1400sf Choir, + Stor
 OR build new - see below
 remodel allowance
 2000sf new construction
 remodel allowance
 3000sf addition, MS will have its own - revisit
 800sf remodel
 3200sf Labs & Storage + 850sf Restrooms

Building Community & Supporting Students

H2.1	Add a college/career pathways center with computers for students	X	\$841,800
H2.2	Relocate counseling to be closer to where students gather and not in the admin area, make more welcoming		\$224,250
H2.4	Provide a place for homeless youth to access the things they need independently	X	\$20,700
H2.5	Remodel Existing Courtyard to be a Student Center		\$2,111,400
H2.6	Remodel Student Restrooms	X	\$207,000
H2.8	Replace Worn & Inflexible classroom furniture		\$250,000
H2.9	Update library to have more collaborative spaces	X	\$6,900
H2.10	Add places to exhibit student work and highlight our culture and history		\$34,500
H2.12	Lockers for students, currently sharing	X	\$20,700
H2.13	Increase opportunities for dining areas throughout school		\$34,500
H2.14	Remodel locker rooms	X	\$1,035,000
H2.15	Staff Wellness Room		\$13,800

1200sf addition
 650sf remodel
 allowance
 3000sf New Construction
 1200sf heavy remodel
 allowance, no markup
 allowance - reduced
 allowance
 allowance
 allowance
 heavy remodel
 light Remodel allowance

Infrastructure, Access, & Safety

H3.1	Replace Roof	X	\$2,864,861
H3.2	ADA access to the gym mezzanine, remodel for weightlifting & high need students	X	\$89,700
H3.3	Replace outdated tech equipment	X	\$41,400
H3.6	Seismic Upgrades	X	\$2,314,950
H3.7	Exterior Improvements - replace single pane windows, replace damaged doors, repair walls, repaint	X	\$207,000
H3.8	Major Interior Improvements - replace damaged flooring, ceiling, and wall surfaces. Pest Management, New Paint and refresh throughout	X	\$653,397
H3.9	Resurface and restripe driveways and parking lots		\$325,128
H3.10	Security vestibule	X	\$703,800
H3.11	Safety and Intrusion hardening	X	\$552,000
H3.12	Major HVAC and plumbing in main building	X	\$285,660
H3.13	Add Air Conditioning building-wide (except classrooms, library, admin)	X	\$1,035,690
H3.14	HVAC and ventilation upgrades in CTE building	X	\$80,040

allowance
 per assessment report
 Tie all three schools together, Exterior entry refresh. Doesn't include roof
 \$3.80/sf x 62,000sf
 1000sf addition including admin area remodel to include health room and accessible toilet and staff break room
 allowance
 per assessment report
 \$19/sf x 39,500sf
 per assessment report

SubTotal

\$25,147,688
\$26,782,287
\$28,523,136

Total 2023 Construction Start***

Total 2024 Construction Start

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 Project Budget = Construction Budget + Consultant & Fm Budget (10%) + Design & Construction Contingency (8%) + Permits, Fees, Furniture, & Equipment (14%)
 *** Rates based on 6.5% per year assumed escalation

Other Projects / Properities

2021 Bond Planning Committee

			Project Budget**	Notes
O1.1	Remodel Sam Brown for health and counseling center for students and community to access	X	\$345,000	1000 remodel
O1.2	Football bleachers, press box upgrades	X	\$310,500	Bleachers on both sides, no cover. Redo Pressbox with lift.
O1.3	PreEngineered Concessions Building & Restrooms at fields		\$379,500	
O1.4	New turf football/soccer field and lighting		\$1,656,000	sf tbd
O1.5	New turf softball & baseball fields and lighting		\$2,070,000	
O1.6	New turf softball & baseball infield only		\$483,000	
O1.7	New turf practice field		\$1,104,000	
O1.8	Resurface track		\$296,700	
O1.9	New scoreboards for all fields	X	\$48,300	

SubTotal
Total 2023 Construction Start***
Total 2024 Construction Start

\$703,800	
\$749,547	
\$798,268	

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