

## ALSEA BOND SCOPE & NARRATIVE

### NOVEMBER 2020 BOND ELECTION

#### I BUDGET - \$3.84M

A) \$2.1M (Bond Levy) + 1.74M (OSCIM GRANT)

K-12 Building	1940	(80 years old)
Grandstand	1970's	(50 years old)

#### II TALKING POINTS Q&A

##### Q1. How does the \$1.74M OSCIM grant work?

A1. The School District has been awarded \$1.74M from the State. If the Bond passes in November the money is awarded, if not the money goes to another district.

The grant is for the November 2020 bond only. If the bond does not pass in November, the school district may not have another opportunity for the grant.

##### Q2. What is the bond amount being voted on and how much will it raise my property tax?

A2. The vote will be on a \$2.1M bond over 26 years. The cost will be an additional \$1.00 per \$1,000 of assessed value of your property. The assessed value is the value you pay taxes on NOT how much your home would sell for. The assessed value is almost always lower than what your home would sell for.

Example: If your home was assessed for \$150,000 and the bond passed your property tax would increase about \$13 per month (\$150 per year).

##### Q3. How did this process start?

A3. In 2018, the School District was awarded a grant to have reports conducted to analyze the condition of the schools and research the long range student needs of the district. The reports indicated that the schools need numerous repairs and educational, safety, and security upgrades.

##### Q4. How were the needed school improvements determined?

A4. A 'Facilities Committee' was formed to prioritize what needed to be done to improve our schools. The report findings combined with input from the public and school district staff were prioritized to determine the most prudent use of the bond money.

##### Q5. How did the facilities committee determine what needed to be done to our schools?

A5. The committee focused on prioritizing student needs first. Such things as safety, learning environment, accessibility, and opportunity were at the top of the list. The committee also considered needed repairs, maintenance and existing building improvements that will contribute to the community in a positive way.

##### Q6. If the bond passes, when would the work start and how long would it last?

A6. Design would begin immediately following the Bond Passage. Repair work would begin in the summer of 2021. The major work will also begin in the summer of 2021 and extend through the winter.

##### Q7. How will the project be constructed once the bond is passed?

A7. The School district will advertise for and contract with a Construction Management firm to work with the school district and Architect during final design through construction.

By using a construction manager it will allow the school district full transparency of how the bond monies are spent, will allow a mechanism to stay within budget, and will provide the opportunity to use of local sub-contractors during construction.

##### Q7. What will be done with the bond monies?

A7. Refer to the following project narrative;



## BOND PROJECTS

(Listed in no particular order)

1. **Remodel Space into new Classrooms:** Repurpose the existing computer lab & lunch room space into (2) new classrooms. This will allow future growth while maintaining smaller classroom sizes. This will also allow better consolidation of grade school and middle / high school classroom separation.
2. **New Culinary Arts, Life skills & Special Education Building:** The existing temporary classroom building is aged at the end of its functional use and will be removed. A new culinary arts, life skills, and special education classroom building will be constructed adjacent to the existing softball field.
3. **New Serving kitchen & Lunchroom:** Repurposing of the existing shop into a serving kitchen and lunchroom will provide a central location, simplified food delivery, and expanded lunch and serving spaces.
4. **New VOC Shop Building:**  
Due to the original shop being repurposed, a new VOC shop building will be constructed where the existing special education reloadable sits. The new shop will have improved ventilation and will accommodate the school's current and future curriculums.
5. **Play Shed Expansion & Community Exercise Facility:** Remodel & expand play shed to include more indoor play area and provide to the community an after-hour community use weight and exercise facility.
6. **Locker & toilet room remodels:** The current locker rooms are original. The current configuration doesn't meet current ADA and State mandated title IX requirements. Reconfiguring the locker rooms will satisfy state code standards and provide needed student privacy and safety.

The main public / student toilet rooms require remodeling. They do not meet current ADA accessibility standards and are in need of repair.

Improvements would include room reconfiguration, compliant fixtures, and the addition of a single use family / unisex toilet room.

7. **New Bus Repair Facility:** The existing bus repair facility is in disrepair and will be replaced. The new Bus facility will have one repair bay sized to accommodate the districts largest bus.
8. **Secure Front office Addition:** The front office is undersized and requires expansion to provide a sick room, staff toilets, and office space. Student safety will be improved by including a secure vestibule and reception counter which will allow staff to visually supervise the main entrance and to control visitors.
9. **Covered bus waiting area:** A covered bus waiting area will be located adjacent to the front office addition. This will provide covered shelter for students before and after school.
10. **Secure back entrance addition:** The back entrance facing east is not monitored and is not secure. High School administration and a secondary secure entry will be constructed for Middle school and High school entry.
11. **Track & Grandstand Renovations:** The current track is not regulation sized and is in need of repair and the grandstands crow's nest requires repair. Reconfiguration of the existing track into a new 6 lane regulation track will provide student opportunity and public use potential.
12. **Exterior Electronic Access Controls:** Currently Visitors can freely enter the school and gain access to the gymnasium and classrooms without checking in at the front desk. To alleviate this issue, all exterior doors will be fitted with electronic access controls. An access control system controls door locking electronically. The advantages to such a system includes automatic locking and unlocking at certain times, such as before and after school, will keep track of who is in the building, and will provide automatic school lockdown in the event of an emergency.



**13. Electrical Service upgrade & new generator:**

The schools electrical service is undersized and has no additional capacity. The bond work will require a larger service. Additionally a new emergency power backup generator will be installed to ensure that the school can be utilized by the community during natural disasters and emergencies.

**14. Fire alarm replacement:** The current fire alarm system is dated and requires repair and expanded coverage. In the event of an emergency it imperative that the fire alarms are working properly.

**15. New Heating & Cooling Systems**

The current schools boiler is at the end of its life and will soon fail. The bond will decommission the old boiler and provide a new heating and cooling systems for the school. The old boiler room will be repurposed for school storage.

**16. Replace school intercom and bell system:**

The existing PA and bell system requires replacement due to its limited functionality and low volume. The new system will allow the school classrooms to communicate with the office during school lock downs or in the event of an emergency.

**17. Replace school security system:**

The current security system is non-operational and provides very limited coverage. The new security system will provide added building safety.

**18. Window replacement:** The majority of the windows throughout the school are original. They are single pane and are not energy efficient. Most of the windows are non-operational and leak. Window replacement will allow an increase in energy efficiency and will provide natural ventilation to classroom spaces.

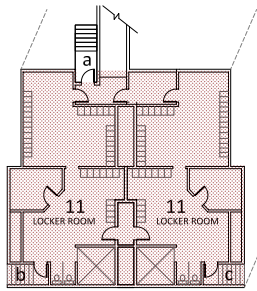
**19. New 'Graduation Plaza':** In order to respect the Alsea tradition of graduates exiting from the gymnasium, a new exterior plaza, flag pole, and veteran's monument will be constructed adjacent to the Gymnasium.

**20. Interior Lighting Replacement:**

The majority of classroom lighting at the facilities do not meet current energy code and provide poor lighting. Replacement of the existing lighting will improve light quality, student performance, and decrease energy usage. The Power Company offers monetary incentive towards new lighting fixtures which makes this improvement quite affordable.



# ALSEA BOND SCOPE GRAPHIC



LOCKER ROOM UNDER STAGE

