

Santiam Canyon School District

# Community Bond Presentation

December 2018

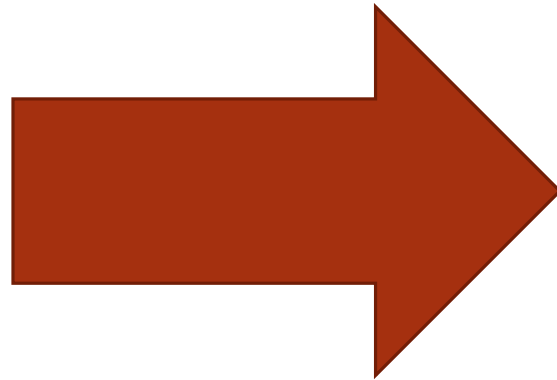
# Santiam Canyon School District

The function of our facilities are to enhance the safety, security and instructional space for the students and community we serve.

# Strategic Investment

**The last six years we have increased our annual maintenance budget 10x higher than what it was annually before I started as Superintendent.**

**We have strategically invested these funds to maintain and improve our viable buildings, while working to stabilize our SJSHS classroom building until a final decision is made about it's fate.**



## Santiam Canyon School District

The need for  
updated  
instructional  
space

### Facility Condition Index-Elementary School

**0.13**



FCI = Repair Cost (excluding site work)/Replacement Cost (excluding site work)

### Facility Condition Index-Jr-Sr High School

**0.52**



The current Santiam Jr./Sr. High School classroom building (*built in 1954 with a flawed flat roof design*) is past its useful life and has been deemed better to replace than repair.

- Information presented from RSS Architecture, OH Planning and Design, HMK Co. and Soderstrom Architecture



# CAPACITY

We are already short on classrooms and space. We will not be able to address the projected enrollment growth without substantial additions to our facilities.

CURRENT DISTRICT  
K-12 ENROLLMENT  
(2016-2017)

535

PSU 2030 ESTIMATED  
DISTRICT ENROLLMENT  
(PK-12)

716

NSCEOS 2030 ESTIMATED  
DISTRICT ENROLLMENT  
(PK-12)

852

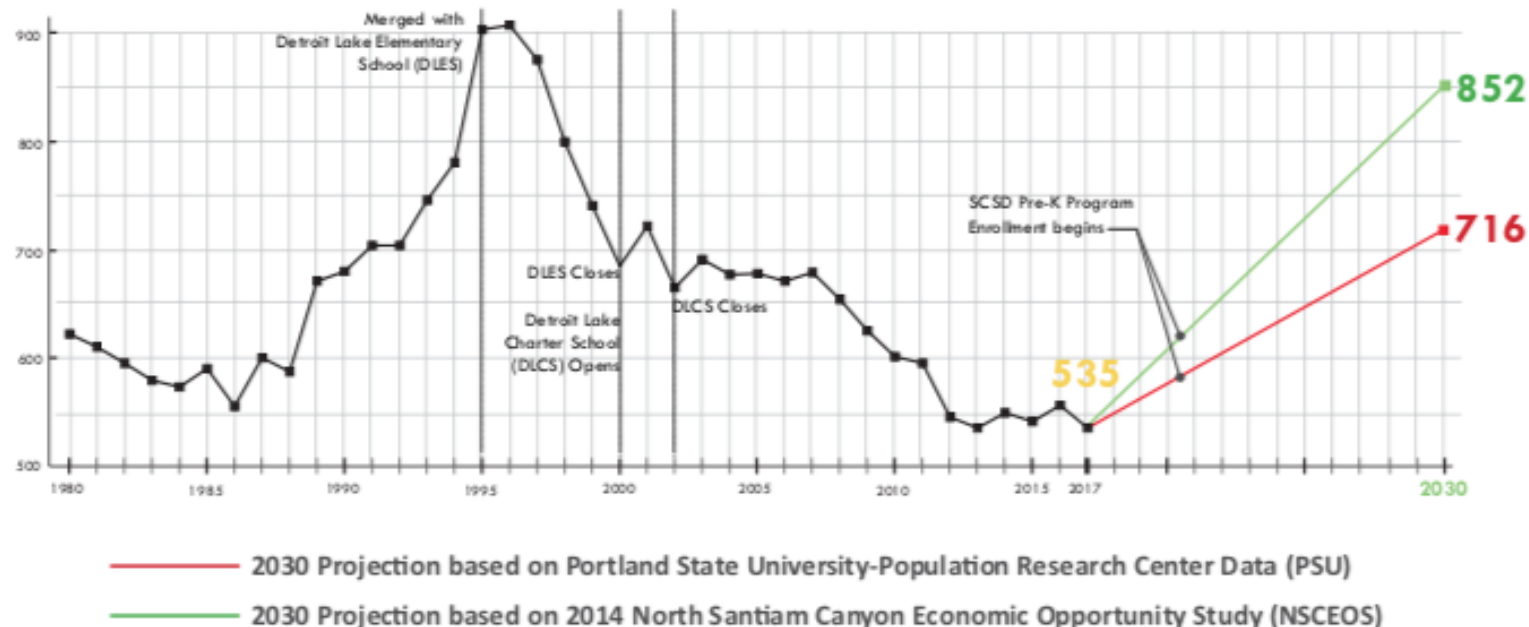
2017  
Enrollment

535

Current  
Enrollment

580

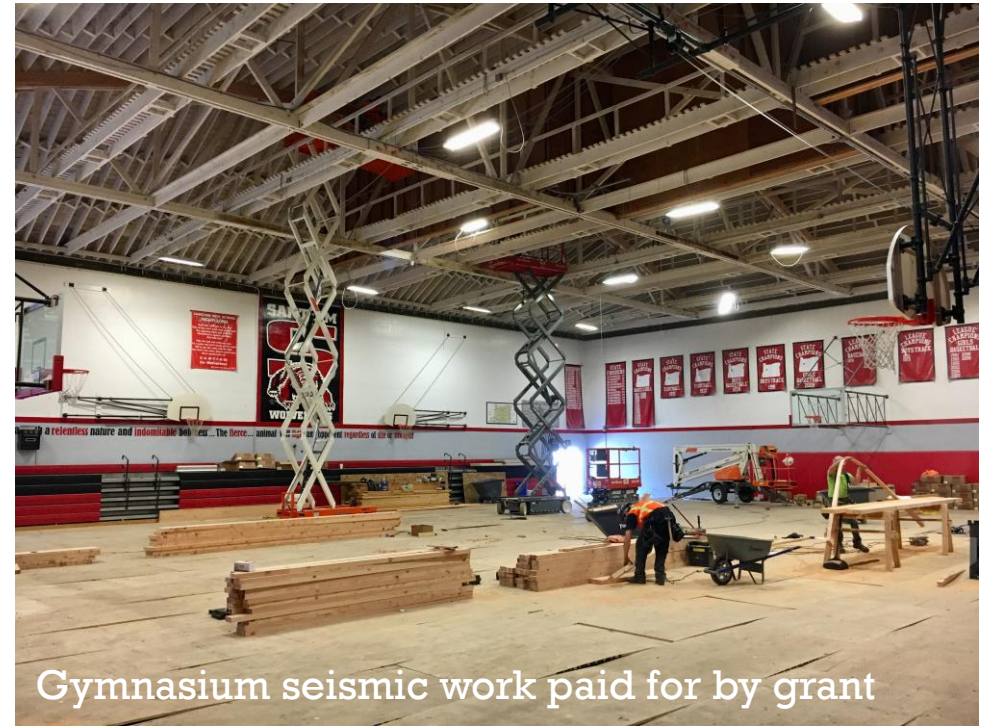
## SANTIAM CANYON SCHOOL DISTRICT ESTIMATED 2030 ENROLLMENT



# What have we done to our facilities?

- Significant investment in **Santiam Elementary School** building, including:
  - Modular building behind elementary school to accommodate growth (2 classrooms)
  - Addition of two new instructional spaces inside school
  - New roof and new flooring
  - New fire alarm system and fire suppression updates
  - Increased technology infrastructure
  - Security upgrades with new cameras and locked vestibule to control entry into the building
- **SJSHS Gym** seismic retrofit, new roof and updates (**\$1.5 million competitive grant**)
- **Auditorium** seismic retrofit, new roof and updates (**\$1.4 million competitive grant**)
- **Early Childhood Center** (opening in the fall of 2019)
  - Funding for the upfront project costs are being done entirely with **private foundation** dollars. So far, we have received nearly \$500,000 from 5 different foundations, with donations ranging from \$20,000 to \$300,000!
- Plus other general campus and playing field improvements



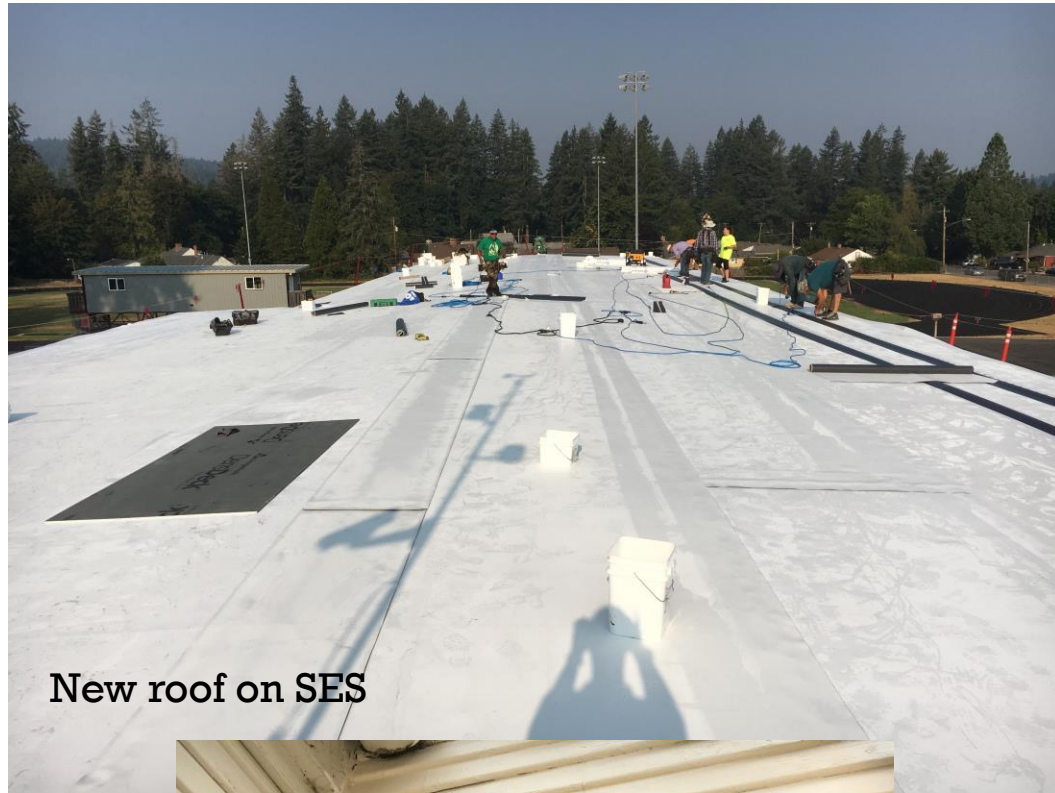


Gymnasium seismic work paid for by grant



Updated weight room paid for by grant

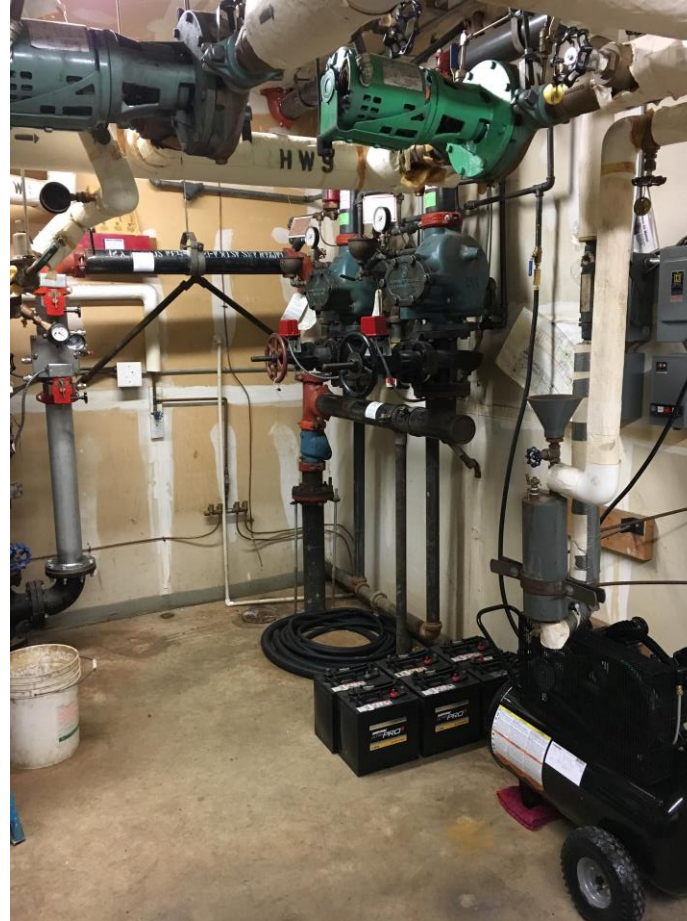




New roof on SES



Rotten siding on SES that was replaced



Updated fire suppression and fire monitoring systems in SES







Care and upkeep of grounds



SES carpet



Auditorium band room updates

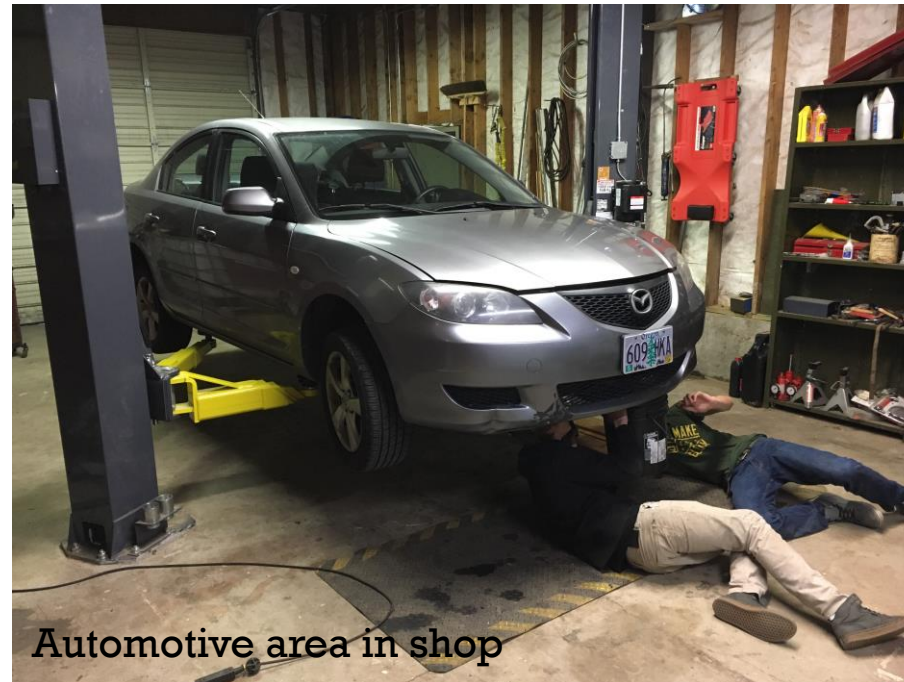




Updates to shop facility and programs



Temporary classrooms at SJSHS



Automotive area in shop

# What do we need done in our buildings to improve our programs?

- Add **more classroom space** in both schools
- Add **security and safety** improvements into the SJSHS buildings
- Design in **better separation** of middle and high school students
- Improve the **comfort and climate** in the our classrooms
- Add **safe and sanitary health spaces** for students with medical needs in our SJSHS building
- Improve **energy efficiency** and save money with updated systems and lighting
- Add another gymnasium to **increase PE space and extracurricular/community needs**
- **Improve traffic flow and parking** around our campus

# What will happen if we do not move forward with a bond?

- The district will replace the existing SJSHS classroom roof within the next few years, depleting all the saved facility funds from the district.
- Overcrowding will become a larger issue in both buildings.



# What a new campus could bring:

- Move 6<sup>th</sup> grade over to the new building, **freeing up space in the elementary school** for growth
- Establish a traditional **6<sup>th</sup>-8<sup>th</sup> grade junior high model** within the new building
- Design a building with **safety and security** in mind
- Design in **better separation** of middle and high school students
- **Additional classrooms** to meet current and future needs. We have exciting ideas for new programs, yet nowhere to house them.
- Build a new facility to meet current **instructional practices and vocational needs**
- Add **safe and sanitary health spaces** for students with medical needs
- Add an **elementary cafeteria** so our younger students can get more appropriate lunch times and longer lunch periods.
- Add a gymnasium to **increase PE space and shared athletic practices**
- Improve **traffic flow and parking**
- Use more of our general funds to **support classrooms**, not building repairs and high utility costs
- This campus is the **hub of our community**. We want to give our students and community a campus to be proud of.

Santiam Canyon School District

# A Vision For Our Future



Santiam Canyon School District is one of only a few districts around the region who have not had a school bond for facility upgrades. All districts around us have had a bond (or several).

## LRFP- OH Planning and Design

1. A plan that would address ALL our needs and wants was \$83,000,000 yet was reduced to \$40,000,000 for SJSHS Campus.

We felt this plan was a good start, yet we needed to reduce costs...



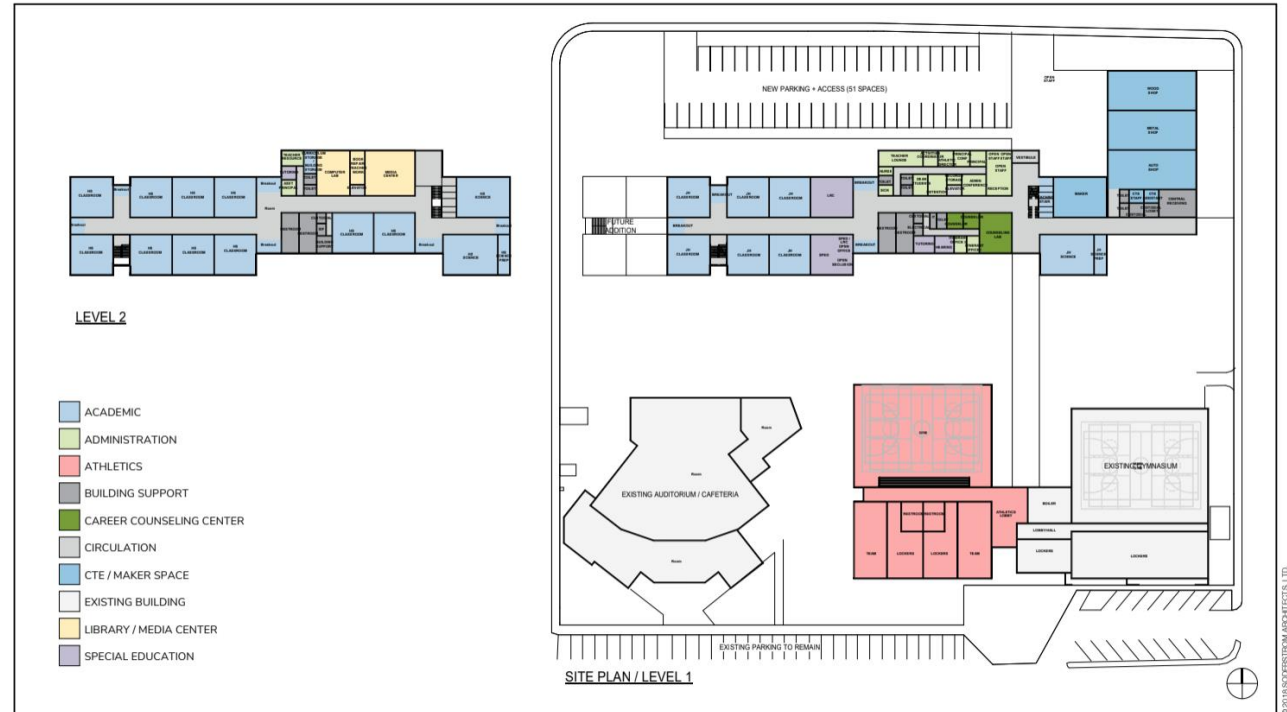
Long Range Facility Master Plan



HMK Co and Soderstrom Arch.

2. Essential upgrades  
and additions- value  
engineered  
\$32,900,000

This standard school construction plan was the most desirable of those we looked at. We did everything we could in this plan to keep what we needed, yet reduce costs as low as we could get it.

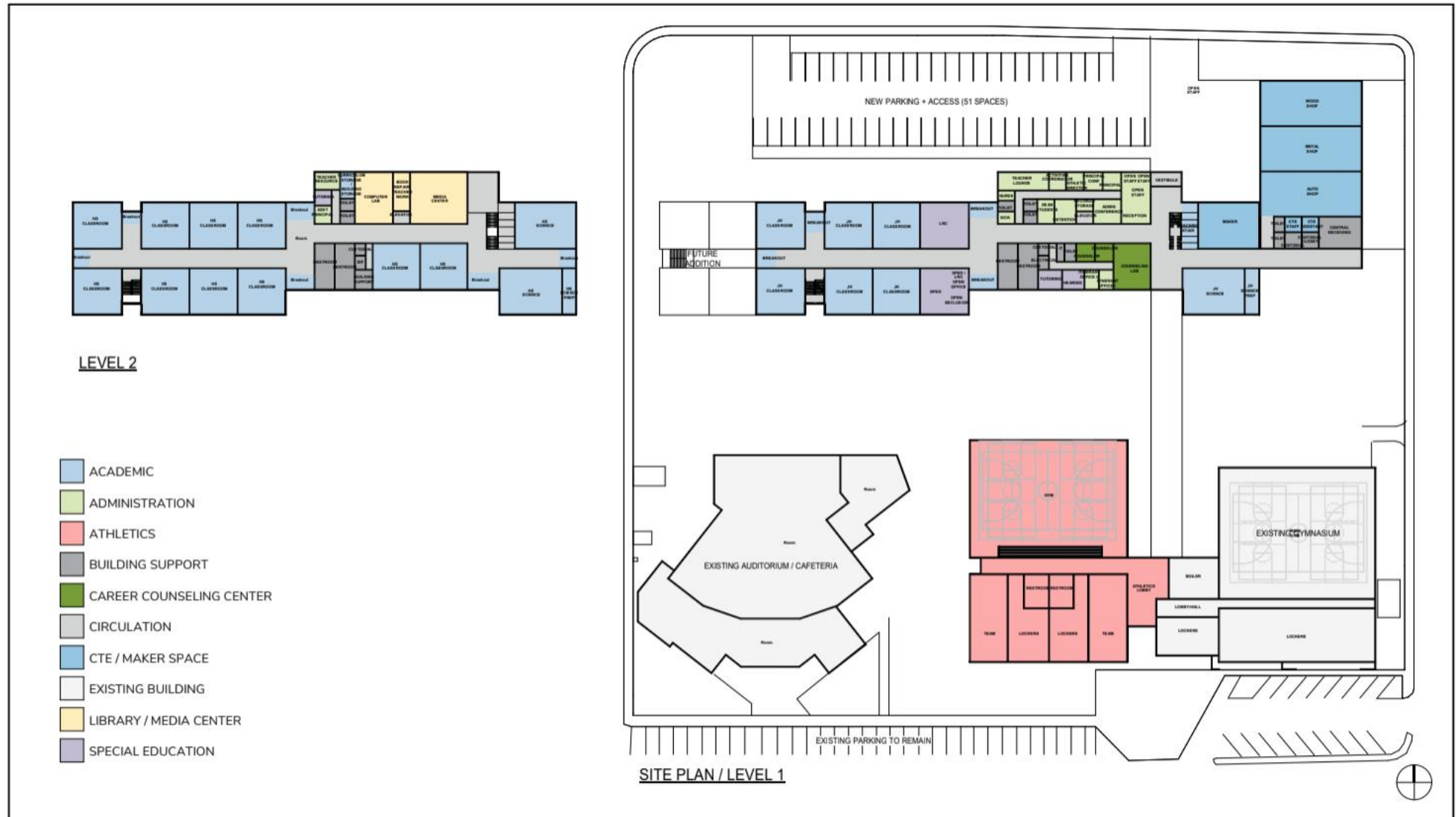


OPTION B

Santiam Canyon Junior & Senior High School - Pre-Bond Planning  
SANTIAM CANYON SCHOOL DISTRICT

09/12/18  
Soderstrom Architects

**50 Year Rated Building-** meaning the building's mechanical systems, roofing and other components will most likely need replacement within this timeframe.

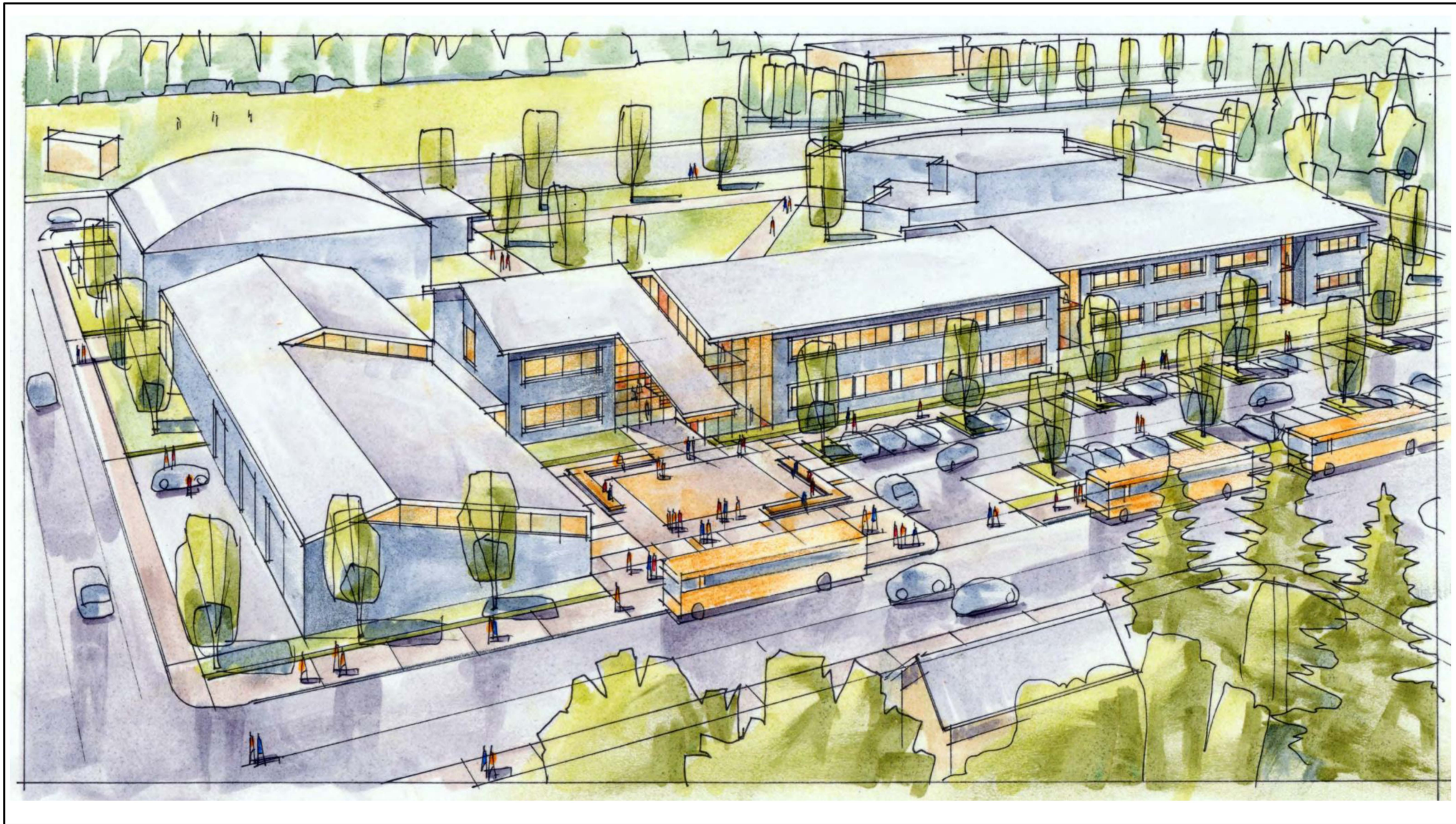


OPTION B

**Santiam Canyon Junior & Senior High School - Pre-Bond Planning**  
SANTIAM CANYON SCHOOL DISTRICT

09/12/18  
**Soderstrom Architects**





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ARCHITECT'S RENDERING

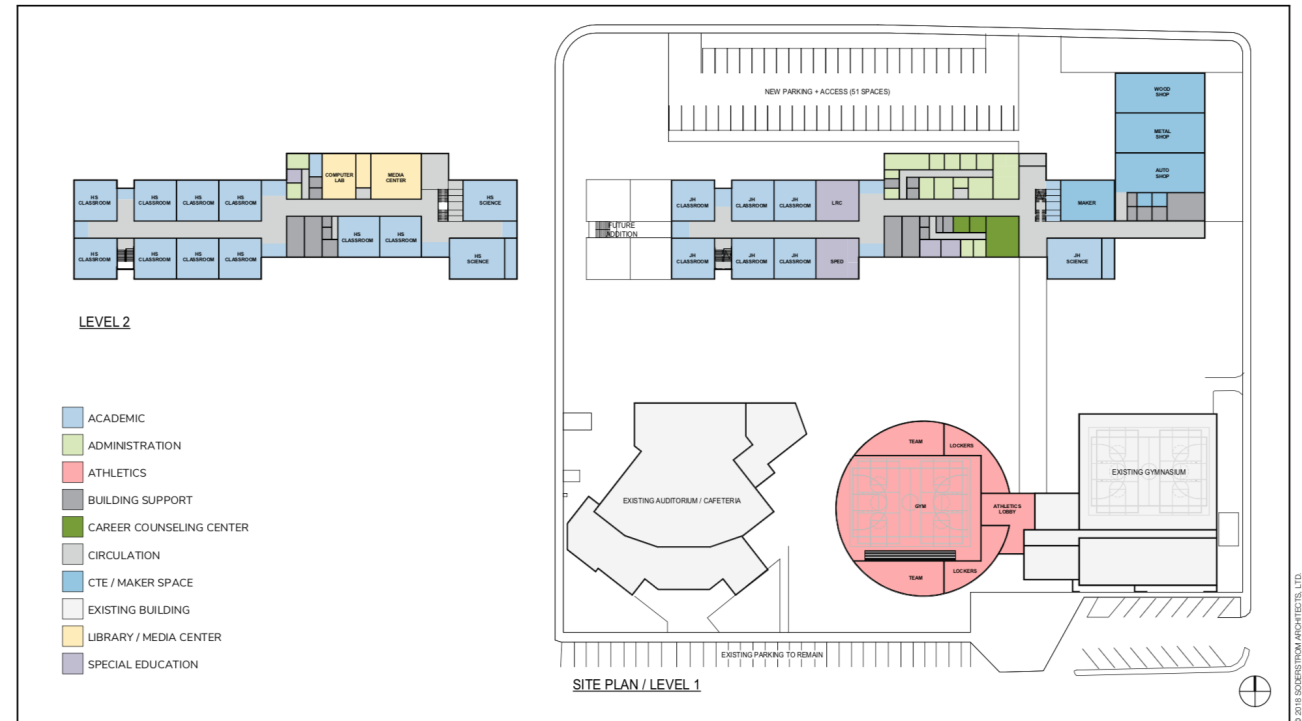
**Santiam Canyon Junior & Senior High School - Pre-Bond Planning**  
SANTIAM CANYON SCHOOL DISTRICT

09/12/18  
**Soderstrom Architects**

HMK Co and Soderstrom Arch.

### 3. Essential upgrades and additions- value engineered with DOME Construction \$31,100,000

We researched dome construction, yet did not find the cost savings to be significant enough to pursue for our schools.

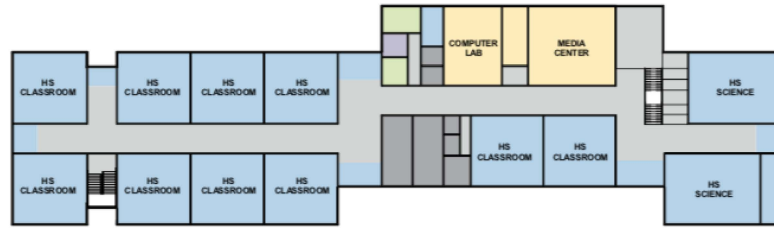


OPTION C

Santiam Canyon Junior & Senior High School - Pre-Bond Planning  
SANTIAM CANYON SCHOOL DISTRICT

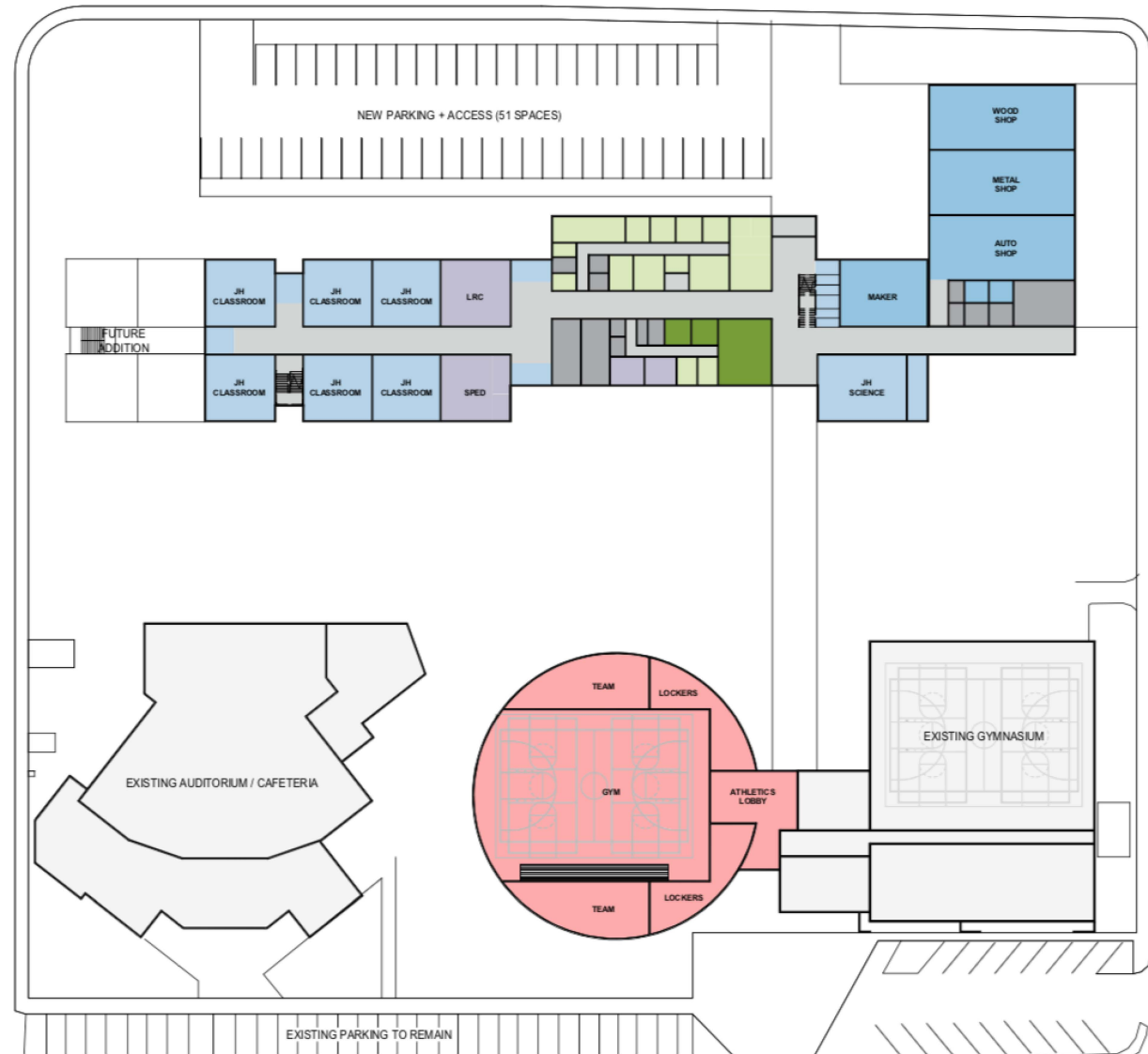
09/12/18  
Soderstrom Architects





LEVEL 2

- ACADEMIC
- ADMINISTRATION
- ATHLETICS
- BUILDING SUPPORT
- CAREER COUNSELING CENTER
- CIRCULATION
- CTE / MAKER SPACE
- EXISTING BUILDING
- LIBRARY / MEDIA CENTER
- SPECIAL EDUCATION



SITE PLAN / LEVEL 1

OPTION C

**Santiam Canyon Junior & Senior High School - Pre-Bond Planning**  
SANTIAM CANYON SCHOOL DISTRICT

09/12/18  
**Soderstrom Architects**

HMK Co and Soderstrom Arch.

## 4. Consideration of addition projects and fixing current HS \$12,500,000

Concerned that we needed a lower cost plan to review, we developed this concept to add to our options.

Project-Based	Cost Estimate
Site work and parking lot	\$1,000,000.00
SES Cafeteria & Sewer hookup	\$2,000,000.00
SJSHS Roof	\$1,500,000.00
SHSHS Shop Roof	\$400,000.00
SJSHS renovations and asbestos removal	\$300,000.00
SJSHS Gym addition	\$4,300,000.00
SJSHS security upgrades	\$200,000.00
SJSHS classrooms (8 additional classrooms)	\$2,800,000.00
<b>TOTAL</b>	<b>\$12,500,000.00</b>

Example factory-built classroom building: Lafayette Elementary in Albany, OR

We looked at this building as an example of how we could add classrooms behind our existing high school for a lower cost than standard construction.





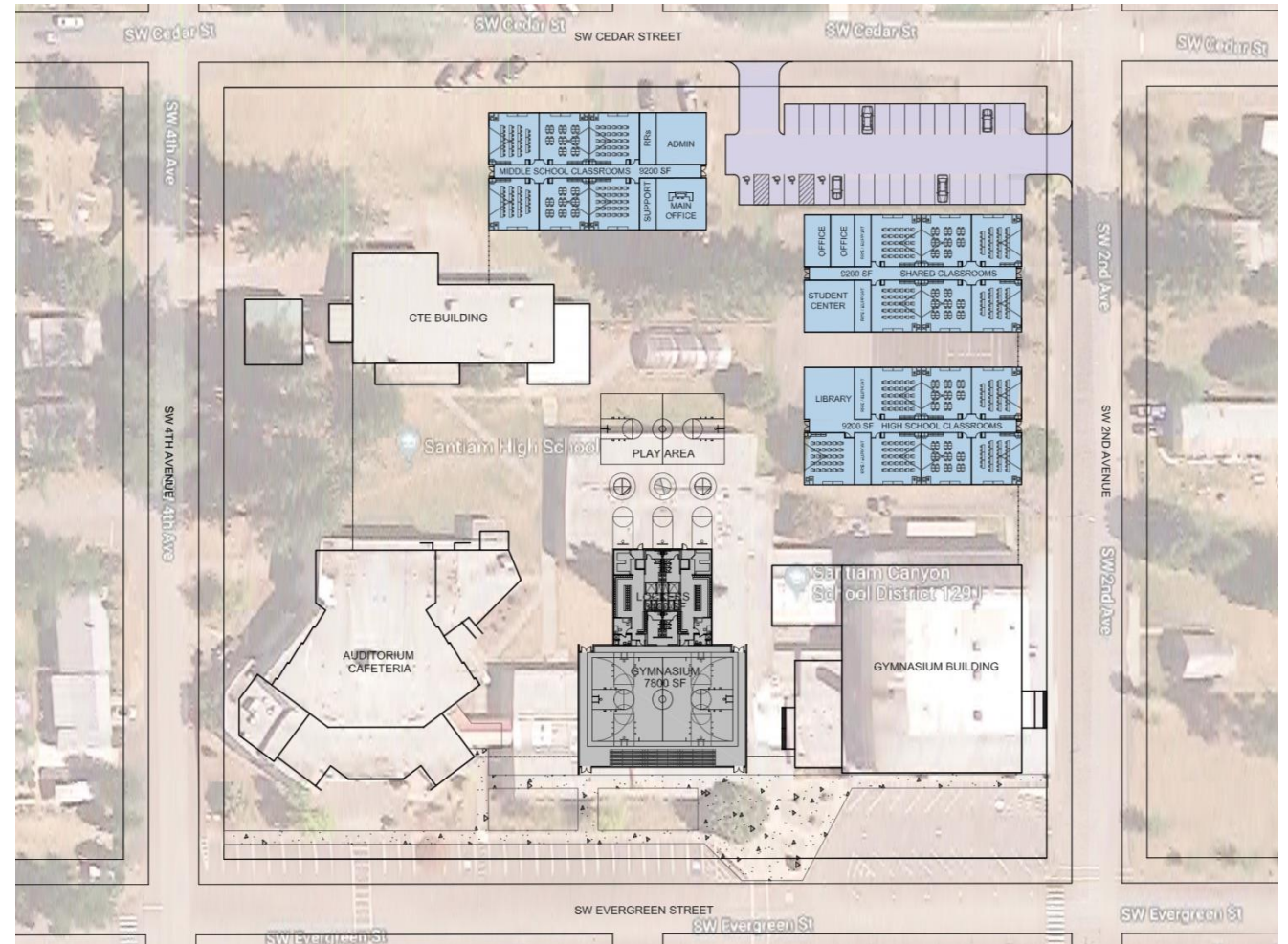
**50 Year Rated Building-** meaning the building's mechanical systems, roofing and other components will most likely need replacement within this timeframe.



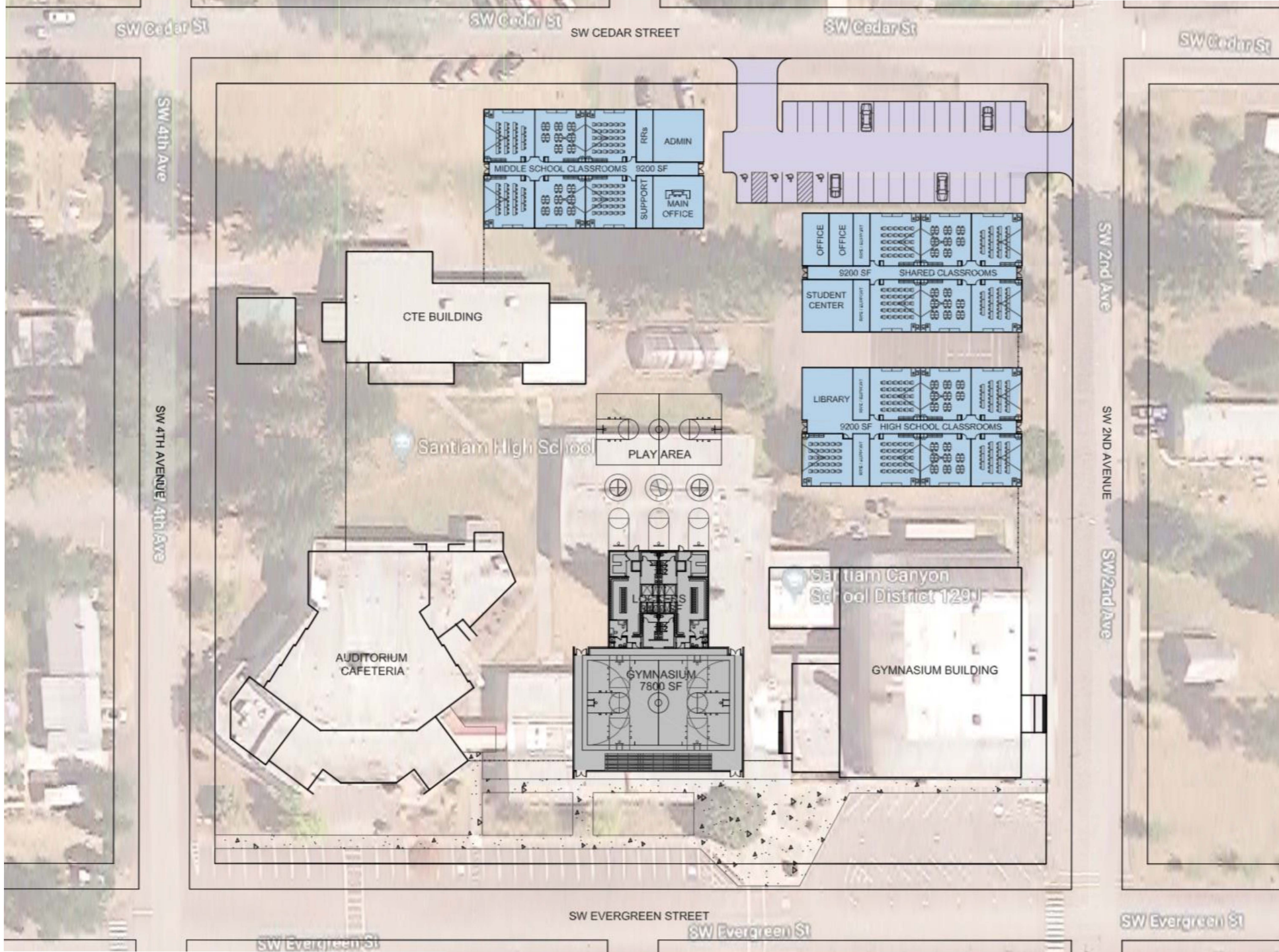
HMK Co and Soderstrom Arch.

5. Essential upgrades  
and additions- value  
engineered with factory  
built classrooms, gym  
and SES cafeteria  
\$17,100,000

Based on our review of the factory built classroom, we realized that building three of these buildings would allow us to add the same capacity as building the standard construction school at a much lower cost.





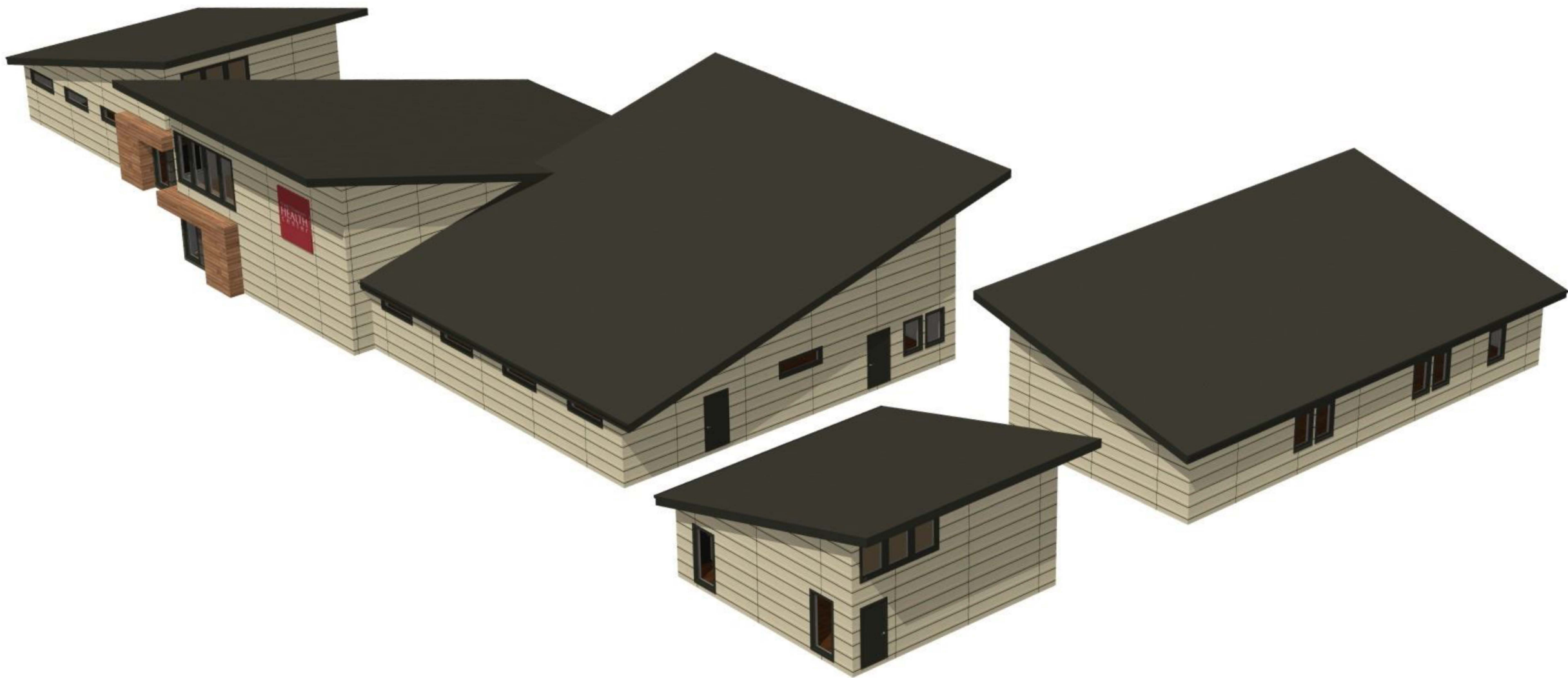




Sample image: factory-built example of how they can add design appeal







Sample image: factory-built example of how they can add design appeal







Site Rendering from North Looking South - Three Building Option

**Santiam Canyon School District**  
Replacement Junior / Senior High School

DECEMBER 12, 2018  
**Soderstrom Architects**

# Comparison: Fix vs. Replace SJSHS Classroom Building

## Facility Condition Index-Elementary School



FCI = Repair Cost (excluding site work)/Replacement Cost (excluding site work)

## Facility Condition Index-Jr-Sr High School



## Comparison: Fix vs. Replace (relook at data using prefab campus)

With this new construction option, the cost to replace our SJSHS building becomes much more favorable over repairing our existing building.

<b>SJSHS Classrooms</b>	<b>Cost to Repair</b>	<b>Cost to Replace</b>
Repair estimates based on evaluation	\$3,700,000	
Roof repair cost w/ damages	\$1,000,000	
Addition of 6-8 classrooms	\$2,800,000	\$2,800,000
Addition of 6-8 classrooms		\$2,800,000
Addition of 6-8 classrooms		\$2,800,000
Demo of old building		\$750,000
<b>TOTAL COST</b>	<b>\$7,500,000</b>	<b>\$9,150,000</b>
Facility Condition Index		.82



# Comparison: Fix vs. Replace SJSHS Classroom Building

## Facility Condition Index-Elementary School

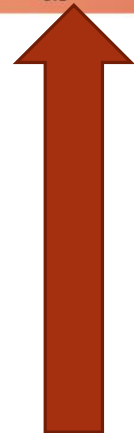


FCI = Repair Cost (excluding site work)/Replacement Cost (excluding site work)

## Facility Condition Index-Jr-Sr High School



FCI of 0.82 based on repair costs  
compared to replacement cost of  
factory-built classroom buildings



Santiam Canyon School District

# What will this cost me?

School district bond rates range from \$0.40 to \$3.30 per thousand with one outlier of nearly \$4.50 per thousand.



Concept and Cost	Cost Per Thousand (30 YEAR BOND)	Example: \$100,000 Assessed Value	Example: \$200,000 Assessed Value	Example: \$300,000 Assessed Value
<b>\$32,900,000</b> Standard Construction SJSHS campus	<b>\$3.98</b> per thousand of assessed value	\$398 / yr. \$33 / mo.	\$796 / yr. \$66 / mo.	\$1194 / yr. \$100 / mo.
<b>\$31,100,000</b> Standard and Dome SJSHS campus	<b>\$3.76</b> per thousand of assessed value	\$376 / yr. \$31 / mo.	\$752 / yr. \$63 / mo.	\$1128 / yr. \$94 / mo.
<b>\$17,100,000</b> New factory-built campus and addition of gym and SES cafeteria	<b>\$2.06</b> per thousand of assessed value	\$206 / yr. \$17 / mo.	\$412 / yr. \$34 / mo.	\$618 / yr. \$52 / mo.
<b>\$12,500,000</b> Project-based work (repairing SJSHS with addition of classrooms, gym and cafeteria)	<b>\$1.51</b> per thousand of assessed value	\$151 / yr. \$13 / mo.	\$302 / yr. \$26 / mo.	\$453 / yr. \$39 / mo.

Concept and Cost	Cost Per Thousand (25 YEAR BOND)	Example: \$100,000 Assessed Value	Example: \$200,000 Assessed Value	Example: \$300,000 Assessed Value
<b>\$32,900,000</b> Standard Construction SJSHS campus	<b>\$4.44</b> per thousand of assessed value	\$444 / yr. \$37 / mo.	\$888 / yr. \$74 / mo.	\$1332 / yr. \$111 / mo.
<b>\$31,100,000</b> Standard and Dome SJSHS campus	<b>\$4.20</b> per thousand of assessed value	\$420 / yr. \$35 / mo.	\$840 / yr. \$70 / mo.	\$1260 / yr. \$105 / mo.
<b>\$17,100,000</b> New factory-built campus and addition of gym and SES cafeteria	<b>\$2.31</b> per thousand of assessed value	\$231 / yr. \$19 / mo.	\$462 / yr. \$38 / mo.	\$693 / yr. \$58 / mo.
<b>\$12,500,000</b> Project-based work (repairing SJSHS with addition of classrooms, gym and cafeteria)	<b>\$1.69</b> per thousand of assessed value	\$169 / yr. \$14 / mo.	\$338 / yr. \$28 / mo.	\$507 / yr. \$42 / mo.

The Nelson Report

## Now, the results of the telephone polling...

A total of 283 respondents were interviewed  
between November 19 and December 8, 2018.  
The margin of error for this survey is +/-5.54% at  
the 95% level of confidence.



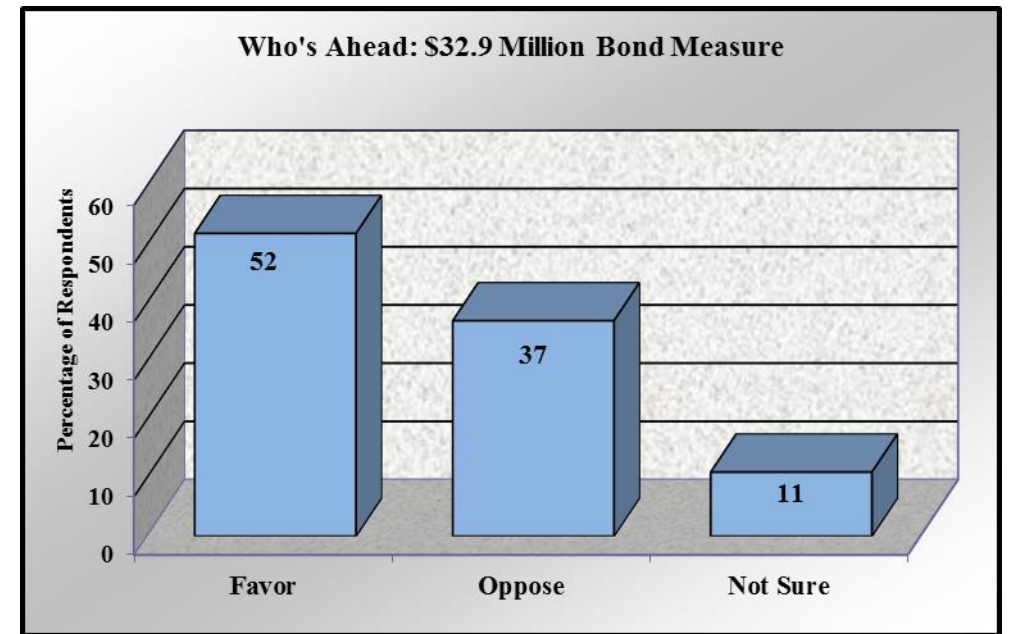
A large percentage of respondents participating in the survey, **66%, were frequent or perfect voters** (voted in at least 3 out of the last 4 elections or voted in all 4 of the last 4 elections).

In addition, **83% of those participating in the survey were made up of older voter groups** (45+ years of age and less likely to have children in school).

It is important to note, this demographic group also makes up the majority of the district's frequent and perfect voters.

**If an election were held today, would you FAVOR or OPPOSE a \$32.9 million bond measure that would increase the existing school district property tax rate by an estimated \$3.98 per thousand dollars of assessed property value?**

Slightly over half of respondents,  
52% favored a \$32.9 million bond measure,  
while 37% opposed the proposal.  
11% were not sure.



Foremost reasons for **favoring** the bond measure were: (52% of all respondents)

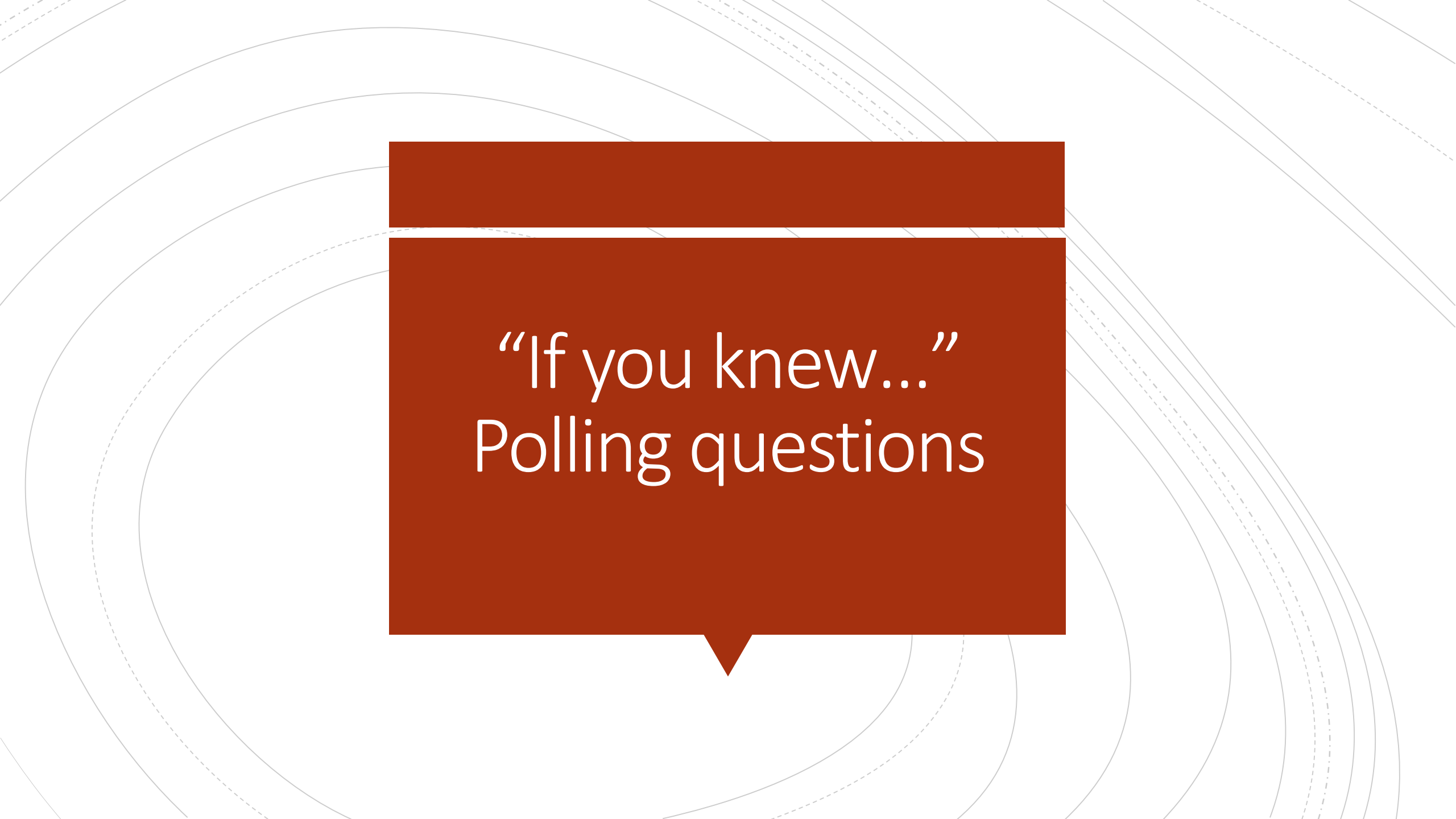
<b>Schools need upgrades</b>	<b>32%</b>
<b>Schools need funding</b>	<b>16%</b>
<b>Education is important</b>	<b>14%</b>
<b>I always support education</b>	<b>14%</b>

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Top reasons for opposing the bond measure were: (37% of all respondents)

<b>Asking for too much money</b>	<b>55%</b>
<b>Taxes are too high already</b>	<b>20%</b>
<b>They mismanage money</b>	<b>10%</b>
<b>It's unnecessary</b>	<b>7%</b>



The background features a series of concentric circles in light gray, some solid and some dashed, creating a ripple effect. In the center, there is a large red speech bubble with a white border. The text is written in white inside the bubble.

“If you knew...”  
Polling questions

Question	Favor	Oppose	Not Sure	Gain/Loss
<b>Who's Ahead Results: \$32.9 Million Bond Measure</b>	<b>52</b>	<b>37</b>	<b>11</b>	
If you knew a new classroom building and shop at the junior/senior high school would enable the district to enhance vocational programs such as construction, auto-shop, health occupation, metals and business classes for junior high and high school students, would you FAVOR or OPPOSE the proposal?	79	15	6	+27
If you knew the proposed bond measure would significantly improve safety and security by limiting entry and exit points, installing security cameras and automatic door locks, and improving traffic congestion, would you FAVOR or OPPOSE the proposed bond measure?	76	20	4	+24

Question	Favor	Oppose	Not Sure	Gain/Loss
Currently, there is no separation between junior high and high school students. If you knew the new two-story classroom building would provide separation by keeping 6th-8th grade students and classes on the first floor and 9-12 <sup>th</sup> grade students and classes on the second floor, would you FAVOR or OPPOSE the bond measure?	65	28	7	+13
If you knew the proposed bond measure includes a secondary gymnasium that would allow students and the community more access to school buildings for athletics, community meetings and classes, would you FAVOR or OPPOSE a \$32.9 million bond measure?	62	33	5	+10

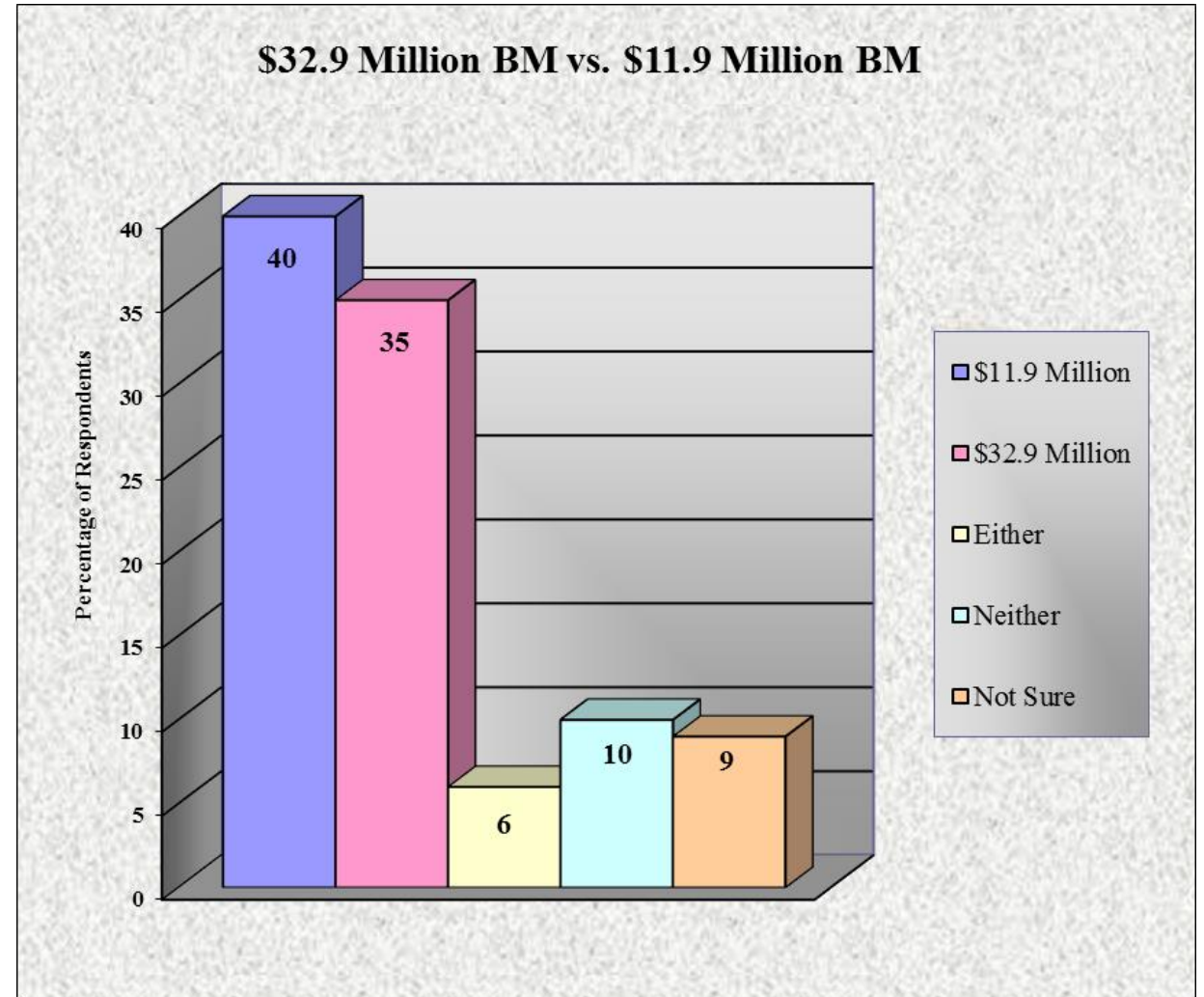


Question	Favor	Oppose	Not Sure	Gain/Loss
Santiam Elementary is currently at capacity due to growing enrollment. If you knew the new classroom building would move 6 <sup>th</sup> grade students to the junior/senior high school to relieve overcrowding, would you FAVOR or OPPOSE the proposal?	58	32	10	+6
If you knew the proposed bond measure would increase school property tax rates by an estimated \$3.98 per thousand, or \$398 per year for the owner of a home with an assessed value of \$100,000, would you FAVOR or OPPOSE a \$32.9 million bond measure?	51	40	9	-1

# **\$32.9 MILLION VS. \$11.9 MILLION BOND MEASURE**

Next, respondents were given the following information and question:

**“The district is also considering an alternate, smaller bond proposal. If you had to choose, would you prefer a \$32.9 MILLION bond measure that would address the district’s facility needs at a cost of \$3.98 per thousand, or a \$11.9 MILLION bond measure that would include a new roof, safety and security upgrades, additional classroom space and secondary gym at the existing high school, and cafeteria at the elementary school at a cost of \$1.62 per thousand?”**



The background features a series of concentric circles in light gray, some solid and some dashed, creating a ripple effect. In the center, there is a dark red speech bubble with a pointed bottom. The text is white and centered within the bubble.

Agree/Disagree  
Polling questions



## AGREE/DISAGREE STATEMENTS IN DESCENDING ORDER OF AGREEMENT

Statement	Agree	Disagree	Not Sure
I want Santiam Canyon students to have access to high-quality courses and options that give them the best chance of finding a living wage job after graduating. I would support a bond measure that includes a new classroom wing and shop for enhanced vocational/technical programs for students.	79	15	6
It doesn't make sense for the district to use operating funds to fix and maintain our failing high school building. We need to invest in our schools now to ensure our students have a safe and healthy learning environment. I'm voting yes on a \$32.9 million bond measure.	53	36	11
My property taxes are already too high. I don't want to pay an additional \$3.98 per thousand in property taxes. I'm voting no.	43	47	10

# Cross Question Analysis

- In a special cross tab, 61% of respondents that previously **avored** a \$32.9 million bond measure (32% of all respondents) preferred a **\$32.9 million proposal** when asked to choose.
- In another key cross tab, 22% of respondents that previously **avored** a \$32.9 million bond measure (11% of all respondents) preferred a smaller **\$11.9 million proposal** when asked to choose.
- In yet another interesting cross tab, 63% of respondents that previously **opposed** a \$32.9 million bond measure (23% of all respondents) preferred a smaller **\$11.9 million proposal** when asked to choose.

# Comments

To leave comments or feedback, please contact Todd Miller at

[todd.miller@santiam.k12.or.us](mailto:todd.miller@santiam.k12.or.us)

or call 503-897-2321