

Coos Bay Best Bond Cost Breakdowns

Overview

[For itemized breakdown by school, see following pages.]

Harding:

New 7 th /8 th grade school on Harding site, including second gym:	\$18,440,000
Demotion of Harding, except for gym:	\$642,211
Contingency and Site Work:	\$150,000
Total:	\$19,232,211

Madison:

Upgrades to existing building (see detailed building list):	\$5,413,372
Additions to Madison (6 classrooms, administration, library, restrooms):	\$6,341,841
Total:	\$11,755,213

Sunset:

Upgrades to existing building (see detailed building list):	\$3,817,533
Remodel interior to enlarge classrooms, convert to elementary use:	\$2,565,960
Contingency and Site Work (shared with Madison):	\$250,000
Total:	\$6,633,493

Eastside:

New K-3 elementary school building on Eastside site:	\$19,563,854
Demolition of Eastside:	\$382,698
Contingency and Site Work (shared with Millicoma):	\$200,000
Total:	\$20,146,552

Millicoma:

Upgrades to existing building (see detailed building list):	\$5,446,268
New entry and office to improve safety and security:	\$1,191,713
Total:	\$6,637,981

Total All Projects: **\$64,405,450**

Project Funding:

Bonds:	\$59,995,000
State Matching Grant:	\$4,000,000
Madison Seismic Grant (proposed):	\$1,500,000
Total All Funding:	\$65,495,000
Potential Surplus:	\$1,089,550

If the District obtains a state grant for seismic work at Madison, the total proposed program will have a surplus of approximately \$1 million. This would be used for interior remodeling at Millicoma, including converting the current office space into classroom space. This was proposed as part of the spring bond but has been cut to save costs.

If the District does not receive a state grant for seismic work at Madison, the total proposed program will have a shortfall of about \$500,000. The District will either make-up this difference out of its general fund or reduce the interior remodeling work to be done at Sunset.

Madison (1953)

Building Upgrades

Asbestos removal:	\$80,374
ADA accessibility improvements:	
Student restrooms:	\$81,675
Single-user restrooms:	\$147,290
Door Thresholds:	\$17,820
Interior Door Hardware:	\$81,000
Elevator:	\$337,500
Windows (repair and replacement):	\$44,550
Structural Upgrades/Seismic Reinforcement:	\$1,116,450
Roof (upgrade to pitched roof design):	\$520,493
Interior and Exterior Paint:	\$145,604
Ceiling Tile:	\$87,774
Flooring:	\$495,054
Heating and Ventilation (full replacement/upgrade):	\$1,216,350
Cafeteria mechanical systems and ventilation:	\$155,250
Electrical Capacity Upgrades:	\$279,113
Emergency communication system/fire alarm upgrades:	\$139,556
Fire Sprinklers:	\$195,379
Total:	\$5,141,232

Additions

Add six new classrooms, additional restrooms, a new library (allowing conversion of existing library space back into classrooms), and new office and front entry, providing room for current needs and future growth while eliminating “temporary” portable buildings:

\$6,341,841

Madison Project Totals: **\$11,755,213**

Millicoma (1964)

Building Upgrades

Asbestos removal:	\$182,829
ADA accessibility improvements:	
Student restrooms:	\$89,775
Single-user restrooms:	\$73,645
Door Thresholds:	\$17,820
Interior Door Hardware:	\$81,000
Elevator:	\$337,500
Windows (repair and replacement):	\$33,413
Stairway replacement/improvements:	\$24,320
Remove outdated drop-down grilles:	\$20,250
Roof (upgrade to pitched roof design):	\$1,205,159
Interior and Exterior Paint:	\$331,212
Ceiling Tile:	\$159,684
Flooring:	\$841,863
Heating and Ventilation (full replacement/upgrade):	\$1,216,350
Cafeteria mechanical systems and ventilation:	\$155,250
Electrical Capacity Upgrades:	\$329,454
Emergency communication system/fire alarm upgrades:	\$314,364
Emergency Generator:	\$32,400
Total:	\$5,446,268

Additions

New entry area and office space extending from center of front of building, creating separate bus and parent pick-up/drop-off zones and placing entry under direct supervision of office staff (see illustrations):

\$1,191,713

Millicoma Project Totals: \$6,637,981

Sunset (1957/1993)

Building Upgrades

Student restrooms ADA upgrades:	\$21,000
Hallway reconfiguration and locker removal to improve supervision, sight lines and safety, create new work areas:	\$307,500
Roof:	\$1,499,006
Interior and Exterior Paint:	\$332,589
Ceiling Tile:	\$209,418

Insulation:	\$67,500
Heating and Ventilation	
Replace 2 boilers, upgrade to natural gas:	\$162,000
Replace cooling tower:	\$194,400
Replace controls system:	\$514,350
Hallway lighting:	\$60,750
Exterior lighting:	\$17,280
Data/IT upgrades:	\$67,500
Emergency communication system/fire alarm upgrades:	\$332,589
Emergency Generator:	\$32,400
Total:	\$3,817,533

Interior Remodel

Convert eighteen 870 sq. ft. classrooms into twelve, 1200 sq. ft. elementary classrooms; convert junior high locker rooms into classroom space; reconfigure commons area for two additional classrooms:

\$2,565,960

Sunset Project Totals: \$6,383,493

Harding (1923)

New Harding/7th-8th Grade School

Demolition/Removal of existing building (except gym):	\$642,211
Site Work/Contingency:	\$150,000
New Construction:	\$18,440,000
Total Includes:	
Architectural and Engineering Services:	10%
Project Management:	3%
Fees, Permits, Testing:	2%
Furniture, Fixtures, Equipment:	5%
Construction Inflation:	10%
Additional Contingency:	10%

Total: \$19,232,211

Blossom Gulch/Eastside (1954/1949)

New Eastside Elementary Costs

Demolition/Removal of existing building:	\$382,698
Site Work/Contingency:	\$200,000
New Construction:	\$19,563,854

Total Includes:

Architectural and Engineering Services:	10%
Project Management:	3%
Fees, Permits, Testing:	2%
Furniture, Fixtures, Equipment:	5%
Construction Inflation:	10%
Additional Contingency:	10%

Total:

\$20,146,552

Cost estimates are based on: industry standards; average per-square-foot costs of actual construction of new, comparable schools in Oregon in 2015 and 2016; preliminary designs; and architecture and engineering assessment of current buildings and building needs.

Cost to Property Tax-Payers

If passed, the bond is projected to add an additional \$1.60/\$1000 of assessed value to annual property tax bills for property owners in the Coos Bay School District. The total amount for each tax bill is based on the tax assessed value of the property, not its actual market value. For more information, please see our sections on property taxes.

Property Value	Estimated Increased Tax
\$100,000	\$160
\$150,000	\$240
\$200,000	\$320
\$250,000	\$400
\$300,000	\$480
\$400,000	\$640
\$500,000	\$800