

# CORBETT SCHOOL DISTRICT

## Measure 26-154

### BALLOT TITLE

#### **Bonds for Safety Improvements, Seismic Renovations and Operational Efficiencies**

**Question:** Shall Corbett School District renovate, save operating costs and improve safety by issuing \$15 million in general obligation bonds? If the bonds are approved, they will be payable from taxes on property or property ownership that are not subject to the limits of sections 11 and 11b, Article XI of the Oregon Constitution.

**Summary:** If approved, District would renovate/replace buildings to reduce maintenance costs, replace old plumbing, electrical, and heating/ventilation systems; meet building codes for seismic, fire and life safety; improve safety and traffic flows and comply with federal ADA and educational equity laws.

This measure is expected to:

- Make seismic and fire protection upgrades to the Multipurpose Cafeteria, Old Gym and High School.
- Replace seismically challenged Middle School to improve safety.
- Renovate 1970 Gym; add classrooms and second multi-purpose facility.
- Construct new Bus Barn.
- Acquire land with building to save construction costs; make improvements if Board determines to be cost effective.
- Furnish, equip and make site improvements for all projects; pay for demolition and costs of issuance.
- Excess proceeds could be used to contribute to track construction. Private funds would also be solicited.

Bonds would mature in a period not to exceed twenty-six years. The initial tax rate is estimated to be approximately \$2.29 per \$1000 of assessed property value, an estimated increase of nine cents per \$1000 of assessed value from the 2012-2013 rate.

### **EXPLANATORY STATEMENT**

The last significant investment in Corbett School facilities occurred in 1994 when voters passed a \$6.5 million bond to construct a new elementary school.

In January 2013, the District appointed a diverse group of Corbett citizens who, along with professional architects, engineers and construction experts studied facility needs. Community meetings gathered feedback from the general public and Corbett voters were surveyed about different options.

Except for the elementary school, District buildings are between 35 and 90 years old. Since their original construction, building codes have been updated to reflect new requirements for fire and life safety and earthquake resistance. The Middle School (1923) is constructed almost entirely of hollow clay tiles and classified as "dangerous" according to building codes.

The Middle School and Old Gym have been maintained, but do not contain energy-efficient mechanical, electrical and plumbing systems that could save on operating costs and protect the community's investment.

With the expiration of the 1994 bond, and a lower interest rate climate, a new \$15 million bond would cost an estimated \$2.29 per thousand of assessed value. If this new bond were approved, property taxpayers in the Corbett School district are estimated to see an increase in their property tax rate attributable to schools of nine cents per thousand of assessed value above the rate paid in 2012-2013. This is an estimate only.

With a new bond, the District would renovate buildings to reduce maintenance costs; replace old plumbing, electrical, and heating/ventilation systems; meet building codes for seismic, fire and life safety; improve campus safety and traffic flows and comply with federal ADA and educational equity laws.

Specifically, the bond is expected to:

- Make seismic and fire protection upgrades to the Multipurpose Cafeteria (1970), Old (1954) Gym and High School (1977) to improve safety and security.
- Replace the seismically challenged Middle School with an energy-efficient building to increase safety and save money on operating costs.
- Renovate the Gym Addition (1970) to increase energy efficiency and improve safety, add classrooms and a larger multi-purpose facility to complement the smaller auditorium in the Multipurpose Cafeteria.
- Furnish, equip and make site improvements for all projects; pay for demolition and costs of issuance.
- Acquire nearby land, with building, that would save construction costs in the replacement for the Middle School and make improvements to this property if the Board determines them to be cost effective.
- Construct a new Bus Barn that would improve the safety of students and staff, ease traffic congestion and save operating costs.
- Use some bond proceeds to leverage any additional available state funding for seismic and energy efficiency projects.

If proceeds remain after the above projects are completed, the District would consider using a portion to contribute to the construction of a new track. Private funds would also be solicited for this purpose.

A citizen bond oversight committee would be appointed by the School Board to ensure that bond proceeds are spent properly and only on projects described in the ballot title and explanatory statement.

Submitted by  
Randy Trani, Superintendent  
Corbett School District #39